

Summary
Rhinebeck Regular Board Meeting
Monday, June 10, 2024

For more information regarding this meeting's agenda, go to Rhinebeck Town Government Agenda webpage at <https://ecode360.com/RH0960/documents/Agendas> . Scroll down to Town Board and choose the date and agenda you wish to view.

Major Items to Report

Announcements

- On her retirement after 30 years of service as Town Historian, Nancy Kelly was honored at the meeting. Her daughter, Susan Kelly Fitzgerald, will replace her and was officially appointed as the new Town Historian by Supervisor Elizabeth Spinzia.
- Supervisor Spinzia announced that the Town of Rhinebeck will recognize "Juneteenth" (6/14-6/23) with signage from Bulkeley Middle School students that will be placed on the lawn of Town Hall.

Public Hearing

Workforce Housing/Locust Hill Public Hearing

Supervisor Spinzia mentioned that the TB still needs to review site visit reports from the Planning Board, Conservation Advisory Board and the Historic and Archaeological Preservation Advisory Committee.

Members of the Kearney Developers returned to provide additional information about the project and addressed comments or concerns raised during the Public Comments session. The following information was presented.

- There will be 80 units in the Locust Hill project (79 rental units and one superintendent unit).
- 13 of the 79 units have been set aside specifically for people with physical disabilities.
 - 1 BR - 2 units
 - 2 BR - 5 units
 - 3 BR - 1 unit

The following information regarding rents at the the Locust Hill WHP was presented by Ken Kearney, CEO of Kearney Realty and Development.

Locust Hill Unit Mix

Bedrooms	AMI	# of Units	Rent *
1	30%	2	\$ 670
2	30%	5	\$ 803
3	30%	1	\$ 928
1	50%	4	\$ 1,115
2	50%	6	\$ 1,338
3	50%	3	\$ 1,546
1	60%	12	\$ 1,338
2	60%	24	\$ 1,606
3	60%	10	\$ 1,856
2	70%	4	\$ 1,874
3	70%	2	\$ 2,165
2	80%	4	\$ 2,000
3	80%	2	\$ 2,475

* Utilities will be included in the monthly rental rate.

In the Hudson Valley, the greatest demand for Workforce Housing units is between 60% and 80% of the local area median income (AMI).

The area median income is the midpoint of a region's income distribution, meaning that half of the households in a region earn more than the median and half earn less than the median. A household's income is calculated by its gross income, which is the total income received before taxes and other payroll deductions. ¹

¹ *Humanizing Data: Area Median Income (AMI) and Affordable Housing Policy*, by Andy Marzo and Daniele Stevens. Camion Associates, March 13, 2023, found at camionassociates.com.

Public Comments

Members of the community expressed their support of the project, along with their gratitude to the Town Board, Workforce Housing Committee, and the Kearney Developers.

- Would Kearney Developers consider setting aside some units for the lowest paid workers in the area? If such could not be done now, would they consider doing it in the upcoming years making workforce housing available to all?
- There is a definite need for additional workforce housing units in this area, especially since rents for local apartments (Village Green) have increased over 30% in the past three years. It would be good to have more options in rentals.
- Rental options at Locust Hill cover a wide range of incomes.
- The recessed and rural nature of the project help it to blend in with its surroundings.
- A local library worker cannot afford to stay in Rhinebeck with the rental situation the way it is.
- This project will bring in much needed young people to the area, which would be good for the local economy and help with staffing shortages.

The public comment session will remain open, and the public will have another opportunity to present their comments or concerns at the July 8th TB meeting.

Town Board Resolutions

RESOLUTION 2024-259 - APPOINTING TOWN ZONING ENFORCEMENT PROSECUTOR & ATTORNEY

The Town has retained Michael Barfield, attorney with Drake Loeb, PLLC, as an additional Town Prosecutor to prosecute Town Building and Zoning Code violations and to provide other legal services to the Town on an as needed. The resolution was approved by all the TB members.

RESOLUTION 2024-262 - RE-NEWING CONTRACT WITH ALTA PLANNING & DESIGN FOR TRAIL FEASIBILITY STUDY

In 2020, the Town entered into a contract with Alta Planning & Design for a Trail Feasibility Study to link Rhinecliff and the Village with a walking and biking trail. The COVID Virus caused significant delays in finishing the study. The Town wants to renew the study but has been informed by Alta that the project has taken on a larger scale, requiring additional public outreach and increased time to ready the project to file for grant monies. The additional cost to complete the study will be \$44,583.96 to be transferred from the Part Town Fund Balance (001 or B) into Capital Projects H109-109 “Amtrak to Village Trail”.

This item was tabled and will be on the agenda for the July TB meeting, allowing other Town Board members to review the project and the revised/additional costs.

**RESOLUTION 2024-263 - PROPOSED LOCAL LAW NO. _____ OF THE YEAR 2024
ENTITLED: “A LOCAL LAW TO AMEND LOCAL LAW 6 OF 2024 OF THE
RHINEBECK TOWN CODE SHORT TERM RENTALS**

SECTION 4. AMENDMENTS:

A. Section 125-63(E) of the Rhinebeck Town Code shall be amended to add the following to that subsection:

The **primary residence requirement** shall not, however, be applicable to short terms rentals which are conducted on the following properties:

(1) Short term rentals on properties within a certified New York State Agricultural District as defined by the New York State Agriculture and Markets Law on which a **farm** is being operated (commonly known as “**farm stays**”); and

(2) A rental property that is contiguous (attached) to a primary residence. Both properties must be owned by the same owner. Additionally, the owner must be at the primary residence during all short-term rentals of the adjacent property.

B. Attachment 2 – Schedule of Use Regulations is hereby amended as follows:

Short Term Rentals shall be listed as a permitted use in all zoning districts except for the **Rhinecliff Hamlet; Rhinecliff Hamlet Transition; Rhinecliff Business and Rhinecliff Overlay Districts**, which shall also **require the issuance of a special use permit by the Planning Board.**

The next TB meeting will be held on Monday, July 8th at 6:00 PM.