

Summary
Rhinebeck Regular Board Meeting
Tuesday, May 28, 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.

Locust Hill Workforce Housing Proposal (WHP)
Background

A summary of the background information for this project can be found at the Rhinebeck Democrats Club website (Summaries of Meetings and Reports. Workforce Housing Project Report, April 30, 2024) <https://rhinebeckdemocratsclub.org/board-summaries-%26-reports> .

For more information, including all documents (new and previous) regarding this proposal, go to the Town Homepage at <https://www.rhinebeckny.gov> and scroll down to Workforce Housing Proposal (WHP). Click on that topic and you will be brought to the page where all the documents are listed. The most recent proposals submitted by the Kearney Group are located on the left side of the page.

At the May 13th Town Board Meeting, Kearney Group, developers of the WHP at Locust Hill, presented its 2024-05-09 Submission Cover Letter. Based on comments received from the Town and in coordination with the Village of Rhinebeck, the site layout has been revised to reflect these recommended conceptual plans for the area:

- Site plan modifications are to include reducing the concrete footprint of the buildings while increasing greenspace. A central green area has also been incorporated into the plans that includes a playground, benches, and landscaping.
- There will be 80 rental units in a total of six buildings:
18 one-bedrooms
44 two-bedrooms
18 three-bedrooms
- Off-street parking areas have been reduced in size and relocated behind and between the buildings. Parallel parking along the site access road has been added to supplement off-street parking and provide the minimum necessary parking for the development.
- The site access road has been shifted to provide improved sight distance on Rhinecliff Road, and to accommodate potential future connections to the adjacent property located in the Village of Rhinebeck per the Village Master Plan.

- A stone dust footpath is now proposed that will be installed through the undeveloped portion of the property, connecting to the existing sidewalk along the north side of Rhinecliff Road (across from the Starr Library). This will provide a safe pedestrian route between the proposed development and the Village of Rhinebeck.
- These changes are intended to better conform to the town Design Standards and allow the project to blend into the existing community character.
- As requested, a survey of all trees located within the town portion of the property has been performed to locate: isolated trees six inches or more in diameter at breast height (DBH); all trees over 18 inches DBH; and locally significant trees. The location of each tree is indicated on the Tree Plans within the enclosed plan set as well as a table detailing the diameter, species, and condition of each tree. The plans and table also indicate the existing trees that will be removed to allow construction of the proposed development.
- The applicant and Village are currently in the process of finalizing the terms of a water and sewer agreement. The project will be served by the existing water main on Astor Drive. A water booster station may need to be installed to provide the required flow and pressure to serve the development.
- The development will be served by a combination of gravity sewer lines and two sewage pump stations. One pump station will be necessary to collect and convey sewage from the south end of the project to the north end. A second pump station will collect sewage from the entire project, including flow from the first pump station, and convey it via a force main to the inlet of the Village Wastewater treatment plant at the intersection of Astor Drive and Wells Manor Lane.
- Stormwater runoff from the project will be treated and managed on site in accordance with the current NYSDEC guidelines. Stormwater runoff is proposed to be treated by a combination of bioretention filters, porous pavement, detention ponds and other green infrastructure practices to provide the required water quality and runoff reduction volumes.

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Major Items to be Reported

The focus of this meeting allowed representatives from the Kearney Group to present their updated/revised plans for the Locust Hill Workforce Housing Project (WHP). Members of the Kearney Group explained the information presented in the “2024-05-09 Submission Cover Letter”. Additional information presented by the Developers included the following:

- There will be an onsite superintendent-resident available 24 hours a day, seven days a week.
- There will be an added green space in front of the six buildings.
- The project will have no significant impact on the historic and archaeological areas on the property.
- New trees will be planted to screen the buildings from the Rhinecliff Road viewshed.
- There will be two EV charging stations on the property.
- Once approved, the project will take from 18 to 22 months to complete.
- When completed, there will be an entrance and egress on Rhinecliff Road while the Wells Manor Lane (onto Astor Drive) will be an egress only location.
- Construction operations will take place from Monday – Saturday, starting at 7:00 AM and ending at 5:00 PM.
- According to the Area’s Median Income (AMI), the maximum income of a resident renter would be \$110,480 and the maximum rent would be \$2,475 a month.
- According to Supervisor Spinzia, the Locust Hill units will be affordable forever – in perpetuity. The project will always be for “working people.”

Public Comments and Questions

While some members of the community expressed their concerns, most of the members in attendance expressed their support of the project, as well as offering recommendations. Among these recommendations and concerns were:

- A traffic light at the entrance and egress locations on Rhinecliff Road and Astor Drive.
- Will any odor emanating from the pumping stations affect the residents at Wells Manor, even more than it does now?
- Install a stone path connecting the Woods with Locust Hill (WHP) which would allow its residents a safe walking path to and from the village.
- Heavy traffic issues, especially on Astor Drive.

- Concern for the residents of Wells Manor who will be directly affected by construction vehicle traffic that will be using Wells Manor Lane as an entrance and egress to the project site until the Rhinecliff Road access is completed.
- Construction noise level that will be heard by residents of the Gardens.
- The developer's ability to actually afford this project.

The next public hearing on the Locust Hill (WHP) will take place at the Town Board meeting on Monday, June 10th, starting at 6:00 PM.