

March 12, 2020

David Miller, Chair, and  
Members of the Planning Board  
Village of Rhinebeck  
76 East Market Street  
Rhinebeck, NY 12572

Re: 6384 Mill Street LLC  
Applications for Site Plan and Special Permit Approvals  
Lodging Facility  
6376 Mill Street, Rhinebeck NY 12571  
Tax Id Number: 6170-18-458198

Dear Chair Miller and Members of the Planning Board:

This firm represents 6384 Mill Street LLC (the "Applicant"). Please accept the Applicant's applications for site plan and special permit approvals for an approximately 4950 sq. ft. mixed-use building consisting of a nine-unit Lodging Facility and 875 square feet of first floor commercial space (the "Project") on a 0.44 acre lot in the Village Center District and Historic District Overlay, identified as 6376 Mill Street (the "Property"). The commercial space is flexible and could be used for retail, restaurant or other permitted commercial uses. The first-floor lodging unit will be ADA accessible.

Lodging facilities are a permitted use in the district, subject to site plan and special permit approvals.

The proposed new building meets all setback and coverage requirements and is consistent with the principles of the Village Center, specifically that new buildings be integrated into the traditional village fabric, that ground floor uses shall primarily contain active, publicly accessible uses, and that buildings be located on small lots and constructed near the sidewalk. See Section 12-23 of the Zoning Law.

The building has been designed to be compatible with nearby properties and with the Historic District through its use of materials including brick, wood trim and fiber cement board siding and its late 18th century Federal architecture. The first-floor façade has been designed with a minimum of 70% glass. The applicant considered several different designs before choosing this one for its compatibility with the Village Business District.

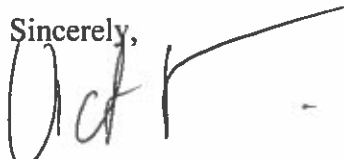
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The Property is currently used as a parking lot. A portion of the Chamber of Commerce's "welcome cottage" is located on the Property and is proposed to be relocated a few feet south as part of the Project. A letter of support for the Project from the Chamber of Commerce dated February 14, 2020 is enclosed herewith.

The Project is an unlisted action under the State Environmental Quality Review Act ("SEQRA") and a full Environmental Assessment Form ("EAF") has been submitted for your review.

We look forward to discussing the Project with you further at the meeting on March 17<sup>th</sup>, 2020.

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria L. Polidoro", with a long horizontal flourish extending to the right.

Victoria L. Polidoro

Cc: Warren Temple Smith, AIA  
Client



February 14, 2020

Village of Rhinebeck Planning Board  
West Market Street  
Rhinebeck, NY 12572

Re: Bender Project  
6376 Mill Street  
Rhinebeck, NY 12572

To Whom it May Concern:

The details of the above referenced project were presented to members of the Rhinebeck Area Chamber of Commerce's Board of Directors by Elijah Bender and his team of professionals on December 6, 2019. As presented by Mr. Bender, this proposed project will consist of a three-story structure comprised of nine hotel rooms, with one of those rooms on the first level meeting ADA compliance standards. The location is in the heart of the Village of Rhinebeck, a desired destination.

Since tourism is a key economic engine of our village and surrounding communities, we are always in support of positive movement in our village to attract and accommodate more visitors, create more jobs, employ more local talents and help drive economic growth for our businesses.

It appears the Bender project addresses a need and will be handled professionally – we understand the project's design is in-keeping with the current architecture of the community and presents minimal impact, if any, on parking or current traffic patterns. In light of these factors, the Rhinebeck Area Chamber of Commerce looks forward to seeing such prosperity in our village, and we welcome the new innkeepers as an active member of our Chamber community.

Very truly yours,

A handwritten signature in black ink that reads 'Carolyn Bernitt, ED'. The signature is written in a cursive style with a large, looped initial 'C'.

Carolyn Bernitt  
Executive Director  
Rhinebeck Area Chamber of Commerce