I’M STEVE ROSENBERG, I’M ON THE CPC, BUT HERE IN MY PERSONAL CAPACITY AND NOT REPRESENTING THE CPC.

MY ENTIRE CAREER HAS BEEN IN LAND USE, CONSERVATION, ENVIRONMENT, AND REAL ESTATE, MUCH OF IT WORKING ALL AROUND THE HUDSON VALLEY FOR SCENIC HUDSON.

IN MY EXPERIENCE, PROJECTS LIKE THIS OFTEN GET EXAMINED AT A HYPER MICRO-SCALE. THAT CAN BE USEFUL, AND I APPRECIATE THE CARE THE VILLAGE BOARD IS TAKING WITH THIS PROJECT AND THE INPUT OF THE COMMUNITY. BUT I THINK IT’S ALSO IMPORTANT TO TAKE A STEP BACK AND LOOK AT THEM FROM A BROADER PERSPECTIVE TO REALLY BRING THEM INTO FOCUS.

THE HUDSON VALLEY IS REMARKABLE FOR STILL HAVING SO MANY IN TACT TOWN AND VILLAGE CENTERS SURROUNDED MOSTLY IN TACT RURAL COUNTRYSIDE.

IF THERE ARE ANY THINGS PEOPLE IN OUR COMMUNITY – AND COMMUNITIES ACROSS THE REGION -- TEND TO AGREE ON WHEN IT COMES TO LAND USE, IT’S THAT NOBODY WANTS THE COUNTRYSIDE CONSUMED BY SUBURBAN SPRAWL OR TO SEE OUR FARMS CUT UP INTO HOUSE LOTS.

THE HARDER THING, OF COURSE IS AGREEING ON WHERE WE WANT NEEDED DEVELOPMENT TO GO.

IF WE DON’T WANT SPRAWL AND WE WANT TO HAVE VIBRANT, DYNAMIC COMMUNITY CENTERS, WE SHOULD WANT NEW HOUSING TO BE IN OUR EXISTING VILLAGE CENTERS. AND WHERE POSSIBLE, ENSURE THAT AT LEAST SOME OF IT IS AFFORDABLE TO MORE PEOPLE.

I HOPE WE ALSO WOULD WANT VACANT BUILDINGS TO BE CONVERTED TO NEW USES THAT REFLECT COMMUNITY NEEDS, LIKE MORE MIXED HOUSING TYPES.

I KNOW THAT IF MY SON OR A PARENT OR A GOOD FRIEND LIVED IN A SMALL TOWN SOMEWHERE, AND THEY CALLED TO TELL ME THEY JUST LANDED AN APARTMENT IN A FORMER SCHOOL BUILDING THAT HAD BEEN CONVERTED INTO APARTMENTS, WITH VILLAGE-STYLE HOMES BUILT AROUND IT, I’D THINK THAT WAS FANTASTIC, AND I’D GO AND VISIT AND COME HOME AND TELL MY FRIENDS ABOUT IT WITH PRIDE.

MY HOPE IS THAT’S AN EXPERIENCE OTHERS WILL HAVE, WHERE THAT SMALL TOWN SOMEWHERE IS RHINEBECK.

THIS PROJECT FITS THE BILL. I HOPE THE BOARD GIVES THE SEQRA MATERIALS A HARD LOOK, RESPONDS TO THE COMMUNITY’S INPUT, ADOPTS THE APPROPRIATE ZONING, AND WORKS WITH THE DEVELOPER TO MOVE THIS PROJECT FORWARD, INCLUDING DOING WHAT IT CAN TO MAKE IT AS AFFORDABLE AS POSSIBLE.

THANK YOU.