RE: Additional comment to include during the public hearing on the proposed zoning amendment for 6 Mulberry Street (Section 5.D.1 Screening)

April 8, 2024

Dear Mayor Bassett and Village Trustees,

As property owners who share a common boundary with the proposed Buckley Schoolhouse Overlay, we request a further amendment that would require that the seven-foot high wooden privacy fence currently running East/West along the southern boundary line of the Haak & Chumas property located at 88 East Market Street (Tax Map Parcel No. 135001-6170-19-562224) remain in place, and that the owner of the Bulkeley Schoolhouse parcel shall continue to maintain that fence in the future, and shall replace the fence in like kind dimensions, location, and materials should the condition of the fence become deteriorated in the future.

This amendment is requested as there is no provision in the revised draft zoning amendment that mandates that the existing fence be left in place.

Since our property will be highly impacted by the proposed parking lot and in the direct path of headlights and vehicle activity, the addition of this requirement is very important to us as it will help to mitigate the negative impact of the parking lot activity, lighting and headlights.

It will also help to secure the privacy that the Village Zoning Board of Appeals required when the Church bought the school.

The reasons for requiring the existing fence have not changed, and we can attest to the fact that the fence has proven to have performed its privacy function well over the years when the property was used as a school and will now provide additional protection from the parking lot activity, as well as headlight and noise intrusions.

Thank you for your consideration of our input.

Respectfully,

Vicki L. Haak and Spero Z. Chumas

88 East Market Street

Rhinebeck, New York 12572