



VILLAGE OF RHINEBECK

VILLAGE OF RHINEBECK PLANNING BOARD

AGENDA

May 1, 2018

Beginning at 7:00 PM
Village Hall, 2nd Floor
76 East Market Street
Rhinebeck, NY 12572

Agenda:

Constance Bathrick

15 Chestnut Street
Rhinebeck, NY 12572

Request: 1) Site Plan Review - Proposed Addition and two car garage; ZBA determination

Maish Freedman

16-18 Garden Street

Request: 1) Site Plan Review – Demolition of existing building and approval of its replacement – 2 story mix-use building: commercial retail/residential; landscape plan; response from Dutchess County Planning; Negative Declaration, SEQR

Nicole McGrath

6423 Montgomery Street
Former Coldwell banker Office located at Montgomery Row
Rhinebeck, NY 12572

Request: 1) Public Hearing - Special Permit and Site Plan Review and Approval – Use of space for a boutique fitness studio and Pilates classes.

William Hoynes and Deidre Burns

32 Chestnut Street
Rhinebeck, NY 12572

Request: 1) Side Yard Area Variance – To remove existing one-story garage and replace it with a two-story garage with upstairs office. The building has been re-designed to be smaller and move it further from the side property line. The required setback is 10 feet the garage will be 2.7' feet from the property line, the applied relief is for 4.7' feet.

John G. Ullman & Association / Tom Cale of Cale Communications

20 East Market Street

Rhinebeck, NY 12572

Request: 1) **Sign Application and Approval**- for a hanging sign; measured at 3.94 sq. ft. + door .55” totals: 4.49 sq. ft. Then a decal located on the front window measured at 2.917 ft. X .854 ft. totals 2.49 sq. ft. and the remaining footage for signs .02 sq. ft.

Smoky Rock BBQ

6367 Mill Street

Rhinebeck, NY 12572

Request: 1) **Support lights on Patio (Amendment to Site Plan)**

Discussion:

1. Report from Zoning Enforcement Officer – per items which needed ZEO review
2. Any other items to be discussed.

Adjournment: