



VILLAGE OF RHINEBECK

PLANNING BOARD MEETING MINUTES

July 17, 2018

Beginning at 7:00 PM

Village Hall 2nd Floor

76 East Market Street

Rhinebeck, NY 12572

Present: David Miller (Chair), Timothy Decker, Mary Quinn, Michael Ghee, John Clarke, Ryan Dowden (Clerk)

Absent: John Fenton, Code Enforcement Officer

Agenda:

Hudson Valley Pottery / Judi Esmond

6536 Springbrook Avenue

Rhinebeck, NY 12572

Public Hearing – Request: 1) **Special Permit** – Proposed pottery studio with area for pottery classes and workshops.

Judi Esmond and property owner David Bornstein returned for a public hearing for Ms. Esmond's proposed pottery studio located at 6536 Springbrook Avenue.

A motion was made by Timothy Decker to open the public hearing seconded by Michael Ghee. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

The Board informed Ms. Esmond that the parking plan is still not sufficient, and is not drawn to scale. The Board advised both applicant and property owner what needs to be submitted:

- 8 parking spaces and 1 handicap accessible space for the studio and an overall stamped drawn to scale;
- A landscape plan with greenspace that shows the lawn restored needs to be shown on the plans

Her proposed signage is a decal on the front door, and another sign mounted on the exterior wall. There will be no sign in the front window. The parking lot will be re-paved and maintained. It was agreed upon between Mr. Bornstein and the Board as a condition of approval that landscaping plan on the stamped site plan will be implemented by June 1, 2019.

A motion was made by Timothy Decker to close the public hearing, seconded by Michael Ghee. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

Conditions/Findings:

- A stamped drawn to scale parking plan along with a stamped site plan must be submitted to receive a final CO;
- Shown on the parking plan for the studio 8 spaces and 1 handicap accessible space;
- On the stamped site plan a landscaping plan to be completed by June 1, 2019;
- A 24 ft. aisle will divide parking lot;
- The entrance off of Route 9 is entrance only with no exit;
- All exit traffic must exit onto Mulberry Street.

A motion was made by Timothy Decker to approve the special permit with conditions as stated above, seconded by Mary Quinn. 4 voted aye in favor, 1 voted nay not in favor.

Aye: 4 Nay: 1 Abstain: 0 The motion carried 4 to 1.

**Matthew Stinchcomb / Darren Davidowich – The Art of Building
27 Center Street
Rhinebeck, NY 12572**

Request: 1) **Site Plan Review** – Proposed Demolition of existing garage. Build new detached accessory dwelling.

Darren Davidowich returned to the Board to present the proposed revised site plan. He submitted a preliminary letter from the Dutchess County Department of Health. He confirmed the owners will be there fulltime, and the proposed 2 bedroom loft is for family and guests when they visit. This will not be used for as a rental. The Board recommended:

- Landscaping features be shown on the site plan to include the hedge row and replaced street tree;
- Details of lighting fixtures with examples be shown and submitted;
- Submit a copy of Dutchess County Board of Health Approval.

Darren Davidowich addressed the color pattern for the detached accessory dwelling stating they match it as close as possible to the main house. He also stated there will no longer be a mechanical room.

A motion was made by Timothy Decker, to schedule a public hearing for the August 21, 2018 meeting, seconded by David Miller. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

**Rhinebeck Savings Bank
6414 Montgomery Street
Rhinebeck, NY 12572**

Request: 1) **Site Plan** – Removal of 5 existing Honey Locust trees planted within the sidewalk surface area on the East side of the Western retail structure. To be replaced with 5 proposed Pear trees or 6 proposed square planters within the existing planting cut-outs. The planters measure at 34" wide x 34" x 40" tall.

David Miller, Chair, read two submitted letters into the minutes concerning the proposed tree removal located at the Bank's plaza. Michael Boice

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presented a revised proposal with 5 replacement trees. This proposed species of tree does not have a wide girth, root growth can be controlled, and is a more sustainable tree. The Board advised the use of pavers instead of concrete, and the use of structure soil. The Board will need clarification about landscaping from original site plan. The Board has asked Mr. Boice to provide examples of the tree in the as planted stage, and include data that shows the height and dimensions.

A motion was made by Timothy Decker to schedule a public hearing for the next meeting on August 21, 2018, seconded by David Miller. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

Kay Brover

84 East Market Street

Rhinebeck, NY 12572

Request: 1) **Site Plan** – Proposed construction of a 1,550 sq. ft. addition consisting of a two car attached garage with additional living space above; proposed creation +/- 800 sq. ft. of additional parking space in the rear of the property; reconfiguration of interior spaces; proposed construction of a new walkway on the West side of the property connecting the proposed parking area to the existing sidewalk.

Kristina Dousharm appeared before the board to present the proposed work to include adding an addition that would make the house symmetrical, and provide a two car garage with living space above due to the owner personal requirements. She added because of the owners mobility issues the house needs to be all level, and an elevator installed. The Board pointed out:

- The brackets in the site plan do not extend to the addition, and stated they need to be extended to the proposed addition;
- Also pointed out the property is in Historic District the use of vinyl is not allowed, and they need to use wood or fiber cement;
- Also there needs to be a landscape plan included on the site plan.

A motion was made by Michael Ghee, to schedule a public hearing for the next meeting on Tuesday, August 21, 2018, seconded by Timothy Decker. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

Michael Cassano / Kristina Dousharm Architecture, PLLC

13-15 Livingston Street

Rhinebeck, NY 12572

Request: 1) **Site Plan** – Proposed +/- 1,585 sf. addition to the existing primary dwelling. Proposed +/- 1,585 sf. addition to the existing accessory dwelling. Proposed +/- 798 sf. new garage. Also, reconfiguration of interior spaces.

Kristina Dousharm presented the proposed site plan for 13-15 Livingston Street. The Board pointed out there cannot be two curb cuts, therefore the existing driveway will have to be closed. Concerning the pine tree, the Board advised the owners to submit a request to the Tree Commission for comments

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and guidance. The Board advised the following be addressed before final site plan approval:

- The new driveway should be moved closer to the house to allow for landscaping, or a new tree, or a fence;
- If a fence is planned it needs to be shown on the site plan, that includes a natural fence like hedges;
- The need to see a letter of approval from Department of Health concerning the septic design;
- The landscaping/ greenspace for screening for the neighbors to the east along with lighting, and other features like siding all need to be shown on the site plan.

A motion was made by Timothy Decker to schedule a public hearing for the next meeting Tuesday, August 21, 2018, seconded by Michael Ghee. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

Daniel Colnaghi
47 West Market Street
Rhinebeck, NY 12572

Request: 1) **Site Plan** – Proposed amendment to site plan. Current use of property are special permitted offices to proposed change use to professional offices.

The owners informed the board the one of the current tenants will be leaving, and they wish to no longer have special permitted offices they will have just professional offices. Some of the offices will be used by Tighe & Bond the other tenant. In addition they would like to re-pave the parking lot. The Board informed the owner

- The light poles will have to be lowered to 15ft currently they are 20 ft. high;
- Fix the concrete on the Oak Street side;
- 3 spots on the northern part of parking lot needs to be adjusted to prevent headlights shining into the houses on Oak St.;
- The parking plan needs to be adjusted to the new code. Mulch is being distributed to high around the trees. Some trees need to be addressed as to their current health status.

A motion was made by Timothy Decker to approve the amendment to site plan as presented with the fence and paving work included, seconded by Mary Quinn. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

Diana Brind
118 Montgomery Street
Rhinebeck, NY 12572

Request: 1) **Subdivision** – Proposed subdivision of lot to create to parcels.

Diana Brind appeared before the board with her proposal to subdivide her property on Montgomery Street. The Board remembered this

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property had been seen before, but it was stated the previous subdivision application was not formally followed through with.

A motion was made by Timothy Decker for a **Negative Declaration** under SEQRA that there was no need for further environmental review, seconded by Michael Ghee. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

A motion was made by Timothy Decker to set a public hearing for this application during the next meeting on Tuesday, August 21, 2018, seconded by Michael Ghee. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

Fair Oaks Realty Inc.
6365 Mill Street
Rhinebeck, NY 12572

Request: 1) **Sign Application** – Sign change from “Citgo” to “Valero.”

The owners of the Citgo station informed the board the station would be changing to a Valero, and presented the sign proposal for the Valero signs. The owners confirmed for the board there will be **No**:

- Internal illuminated sign;
- Digital numbers;
- Writing on the canopy
- Extra advertising signs.

The external lighting will stay the same that lights the sign and prices.

A motion was made by John Clarke to approve the sign application as presented, seconded by Michael Ghee. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

Discussion:

- The Board requested the Code Enforcement Officer, John Fenton, to review the approvals issued to the project at 32 Livingston Street because it seems what was built was not what was approved by the Planning Board.

Motion to adjourn by Michael Ghee, seconded by David Miller. All voted aye in favor. Motion carried 5 to 0, at 9:41 pm.

Respectfully Submitted;

Ryan Dowden

Ryan Dowden, Planning Board Clerk