



VILLAGE OF RHINEBECK

VILLAGE OF RHINEBECK PLANNING BOARD MEETING MINUTES

September 4, 2018

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

Present: David Miller (Chair), Timothy Decker, Mary Quinn, Michael Ghee, John Clarke,
John Fenton (Code Enforcement Officer)

Agenda:

Dutchess County Agricultural Society / Andy Imperati, President/CEO
6636 US/NYS Route 9
Rhinebeck, NY 12572

Request: 1) **Site Plan** – Proposed construction of a new office building for the Dutchess County Agricultural Society.

Neil Wilson of Mackey, Butts, and Wise, Mark Day, Engineer, and Andy Imperati President/CEO of the Dutchess County Agricultural Society presented the proposed construction of a new office building. The current building is not meeting the needs of the Agricultural Society. Demolition is being planned for the end of October.

- The proposed new building will remain in the same footprint, two stories, with basement. Inside the basement will include storage, and the “Bank” room. The expanded story above will include a board room, and offices;
- It will have a residential look with hardi-plank siding, and a wraparound porch;
- Rear egress for Board room;
- A proposed new concrete retaining wall to replace failing timber retaining wall;
- Featured front soffit lighting for the porch, and no use of floodlights;
- No modification to septic.

The Board suggested to review the proposed shutters on the Eastern elevation to match the proposed windows. Mark Day and Andy Imperati will review alternative options.

A motion was made by Timothy Decker to approve the proposed change to site plan as presented, seconded by Mary Quinn. All voted aye in favor.

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

Discussion:

Amalgamated Agricultural Associates, LLC

6282 U.S. /NYS Route 9

Rhinebeck, NY 12572

-Resumption of site plan review for proposed farm market

The Chair, David Miller, started the discussion by covering the main points from the last time the applicant was before the Board on June 6, 2017. Victoria Polidoro, of Rodenhausen & Chale LLP, Warren Temple Smith, Architect, and Christian Paggi of Paggi Engineering provided some opening statements, and began the presentation for the revised farm market concept known as; "Hobson's / Hermance Farm Market." **Christian Paggi presented:**

- Revisions to the parking layout to conform to the Zoning Code, and the entrance to be NYS DOT compliant;
- 18 total parking spaces including 11 porous paved spaces;
- Maintaining an access and exiting on Mill Street and Route 9;
- New septic system and new tank;

Landscaping features:

- Juniper and fruit trees;
- Street trees along Route 9;
- Sidewalk from Route 9 entrance to the beginning of Mill Street;

Architectural features:

- Gabled roof, with a copula in the middle of building, and 3 porches;
- Porches will be deep enough for produce and vegetable display;
- All access points will be covered;
- Monument style sign out front;
- Interior will feature produce bins, coolers, 3 tables with chairs;
- Outside seating;
- No cooking on the premises, and the prep area will have no stoves just a sink;
- Ms. Polidoro, the applicant's counsel, explained primarily soup and pre-made items will be offered for purchase.

Comments and Concerns raised by Board and John Fenton, ZEO:

- Department of Health approval for prep area?
- Details concerning the lavatory being ADA and ANSI compliant;
- Parking on Mill Street;
- Traffic and safety issues when the residents of Mill Street park on the street causing the street to be very narrow;
- Traffic flow increase due to the planned Grasmere project on Mill Road;

Ms. Polidoro expressed they would be agreeable to a parking study.

- John Fenton will contact Chuck Walter at New York State Department of Transportation or NYS DOT for comment;
- Sight distance concerns for exiting traffic onto Route 9;
- Problem maybe be more with drivers speeding on that stretch of road than sight distance;
- The Board may recommend to the Village Board that there be "No Parking" signs on Mill Street;

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- The Board strongly encourages applicant to conduct traffic study or gain access to any recent study done;
- Deliveries and delivery trucks impact on Village streets;
- Hours of operation, Summer 7 am – 9 pm, Winter 7 am – 8 pm;
- Possibility for extending the sidewalk further South down Route 9;
- Any farm equipment storage such as tractors, harvesters, etc. must be shown on site plan;
- Septic system and drainage approval;
- Entrance is way too wide;
- Parking aisles are 28 ft. should be 24 ft.;
- More planting and green space;
- Curb protection for pedestrians;
- ADA Bathrooms;
- Glass windows or glass doors on South wall;
- Too many dogwood trees, change it up by adding a different approved species or a canopy tree;
- Loading dock area being on Mill Street therefore needs more screening;
- Show where the houses are on adjacent properties like on Mill Street, Route 9, and Mill Road;
- Need a crosswalk and handicap ramp;
- Further extending sidewalk down Route 9.

Copies of site plan and business plan for proposed farm market will be circulated to Dutchess County Planning, local Fire & Police Departments, and Village Engineer firm Crawford & Associates.

Beekman Arms – Trees located in front of the Beekman Arms

Kayla Burch representing the owners of the Beekman Arms explained the two trees in front of the hotel must be removed, as recommended by their retained Arborist of Dave's Tree Service. Large limbs had fallen down recently concerning guests and patrons about the health of the tree. The Board felt since the trees were on the site plan any action falls under site plan approval, suggesting the Beekman Arms should plant two replacement trees in front of these trees. Allow the trees to grow, and then remove the older ones. The Board also reminded Ms. Burch the condition of their sidewalks were unacceptable and needs to be resolved. John Fenton, ZEO, informed the Board the matter is in litigation, and NYMIR suggested the stone gravel to prevent further trip hazard. The Board reaffirmed that asphalt, and gravel, should not exist in front of the most historic building in the Village it should be all bluestone. Post notification when trees are taken down.

A motion was made by Timothy Decker, seconded by David Miller to approve the August 21, 2018 meeting minutes with amendments. All voted aye in favor.
Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

A motion was made by David Miller, seconded by Michael Ghee to approve the June 19, 2018 meeting minutes. 3 voted aye in favor with 2 Abstain.

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Aye: 3 Nay: 0 Abstain: 2 The motion carried 3-0-2.

A motion was made by Mary Quinn, seconded by Michael Ghee to approve the July 17, 2018 meeting minutes. All voted aye in favor.

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

Adjourn:

Motion made by Michael Ghee, seconded by Mary Quinn. All voted aye in favor. 5 to 0.

At 8:41 pm

Respectfully Submitted;
Ryan Dowden, Planning Board Clerk