



VILLAGE OF RHINEBECK

VILLAGE OF RHINEBECK PLANNING BOARD MEETING MINUTES

October 2, 2018

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

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

Agenda:

Brice Del Farma / Lauren Munsch

**46 Livingston Street
Rhinebeck, NY 12572**

Request: 1) **Site Plan** – Proposed installation of an in-ground pool and fence for around the pool and privacy.

Michael Bird, representing the owners presented the proposed installation of an in-ground pool, and the installation of a privacy fence. The septic is close or near the well house that is why they are seeking to place the pool on the eastern side of the property. The metal fence for the pool will be in line with the facade of the house extending around to the gravel driveway. Additional 6 ft. high stockade privacy fence will be located in compliance with the code. The vegetative screening on the west-side with the neighbor will remain. John Fenton, ZEO, confirmed there will be a gate, and it must be 54 inches high. The Board explained to Mr. Bird and Ms. Munsch that for the pool to be allowed the property owner will first have give-up the Bed and Breakfast status. Bed and Breakfasts are not permitted to have a pool under NY State code. The property must return to a private residence before the pool can receive final permission to be built from the ZEO. The Board also brought to Ms. Munsch's attention items that had failed to be fulfilled from the owner's previous site plan approval in 2017. These included:

- The sidewalk by driveway should be delineated and repaired creating a continuous concrete or bluestone sidewalk through the driveway from the doctor's office sidewalk to the other side of the garage;
- Damaged bluestone on the remaining sidewalk should be repaired or replaced;
- The drive way apron needs to be repaired on the Southeast corner.

The request for the in-ground pool and fence as amendments to the existing site plan cannot be approved unless prior approved site plan conditions are completed, and confirmed by the ZEO.

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A motion was made by Timothy Decker to approve the site plan proposal of a pool and privacy fence. Sections of metal fence around the pool, and 6 ft. stockade for privacy will be approved contingent on the owner repair and replacement of the sidewalk and apron located at the Southeast corner, and repair of sections of the bluestone sidewalk that are in poor condition. In addition, the Bed and Breakfast status must be officially rescinded. Seconded by John Clarke. All voted aye in favor.

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

**Judi Esmond / Hudson Valley Pottery
6536 Springbrook Avenue
Rhinebeck, NY 12572**

Request: 1) **Sign Application** – Proposed window decal 42” ft. x 22”ft. totaling 6.416 sq. ft. that will be illuminated by inside track lighting.

Ms. Esmond presented a proposed window decal explaining that her sign she received approval for located on the side of the building is not working. The window decal will feature her business name, and be illuminated with the existing track lighting in the display window. The Board informed Ms. Esmond to contact her landlord Mr. Borenstein to remind him she is operating under a temporary CO, and to be granted a final CO he must submit a stamped site plan and landscape plan by October 16. If he fails to do so a letter will be issued that his temporary CO is in jeopardy of being revoked.

A motion was made by John Clarke to approve the sign application as presented contingent upon an approval and stamped site plan with a landscape plan to include notation of a paved and striped parking lot by October 16, 2018. Also, an escrow account of \$8,000 will be established for the paving and striping of the parking lot. Seconded by Michael Ghee. All voted aye in favor.

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

Discussion:

- A letter from Village resident, Peter Sipperley, from South St. was read into the record by the Chair in regards to the proposed project at 108 East Market Street, a copy can be found in the clerk’s office;
- A letter Village resident, Isabella Scholte, 104 East Market Street, was read into the record by the Chair in regards to the proposed project at 108 East Market Street, a copy can be found in the clerk’s office;
- The Board asked John Fenton, ZEO, to look into any actions going on at 39 Mulberry Street;
- Discussion followed concerning signs and how they are interpreted in the Village’s Zoning code;
- Each Board member will review this section of code concerning signs and specifically with definitions and prior advertising of events;
- Each will return with any re-writes, and will have the Village’s attorney review all re-writes.

Adjournment:

A motion was made by Timothy Decker to adjourn, seconded by Michael Ghee. Motion carried at 8:28 pm.

Respectfully Submitted;

Ryan Dowden, Planning Board Clerk, 11/6/18