



# VILLAGE OF RHINEBECK

## VILLAGE OF RHINEBECK PLANNING BOARD MEETING MINUTES (DRAFT)

**October 16, 2018**

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

### Agenda:

**Rhinebeck Yoga Center / Carla Olla**  
**6400 Montgomery Street**  
**Rhinebeck, NY 12572**

Request: 1) **Sign Application** – Proposed replacement sign. Signage available 7 sq. ft. The new sign will measure 3 ft. x 2 ft. totaling 6 sq. ft. The sign will not be illuminated. Made of wood. Two other signs exist the Rhinebeck Department Store at 16.5 sq. ft. and the Rhinebeck Pilates at 6 sq. ft.

Ms. Olla appeared before the Board to present her proposed sign. It will hang on an existing bracket with dark lettering over a white background. It will hang to the right of the Rhinebeck Pilates. The sign will not be illuminated.

**A motion** was made by Timothy Decker to approve the sign application as presented, seconded by Mary Quinn. All voted aye in favor.

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

**Jeffrey & Nancy Mayne**  
**108 East Market Street**  
**Rhinebeck, NY 12572**

Request: 1) **Site Plan** – Proposed construction of a new single family dwelling following demolition work.

The Mayne's and Warren Temple Smith, Architect, returned to the Board after appearing in front of the Zoning Board of Appeals (ZBA). The ZBA granted them the area variance they requested moving the new proposed house 5 ft. off the eastern property line, and the new proposed garage extending it 2 ft. further down towards the rear of the property. The plan continues to be to salvage the front portion of the structure, reuse the 12 x 12 windows, and really reuse as much salvaged building materials as possible.

The Board set the public hearing for the November 6, 2018 Planning Board meeting.

**Amalgamated Agricultural Associates, LLC**

**6282 US/NYS Route 9**

**Rhinebeck, NY 12572**

Request: 1) **Site Plan** – Proposed farm market business at the former location of Hobson’s Appliance. The farm market will be called “Hobson / Hermance Farm Market.”

Christian Paggi, project engineer, presented the modifications made to the site plan following comments from the last meeting on October 2, 2018. John Fenton, ZEO, requests that the site plan be sent to the New York State Department of Transportation or NYS DOT, for their engineers to review. Chuck Walters of the DOT, expressed some concerns the DOT has with the proposed farm market project.

The Board expressed the following concerns with suggestions for the applicant to consider:

- The loading dock area, delivery trucks, and deliveries impact on the flow of traffic based on the size of the parking lot;
  1. That if the last space was removed to allow the truck to park to load or unload. This would allow the truck to not interfere with the traffic’s line of sight, and remove the risk of a bottleneck at the Mill Street access.
- The Board added about the increased two-way traffic on Mill Street, and the impact on Mill Street residents:
  1. To relieve the potential impact the Board suggested the owners consider making the Mill Street access just an entrance, and all traffic exits on to Route 9.
  2. Also to have “No Parking” signs installed on both Mill Street from the farm market entrance to Route 9, and on Route 9 with Village Trustee Board approval.

The applicant’s counsel, Victoria Polidoro, disagrees with the Board’s suggestion stating by limiting the Mill Street entrance to entrance only it would hinder traffic in any one direction. They would be in agreement to “No Parking” signs as approved by the Trustee Board based on the Planning Board’s recommendation.

- The Board requested in addition to NYS DOT they would like Rhinebeck Fire Department and Police Department to review the site plan, and provide comments.

Mr. Paggi added that the lighting will include 12 ft. pole mounted lights, and the lights will go off one hour after the last employee. Warren Temple Smith, stated that there would be recessed lighting used for the covered porch.

- The Board expressed it would be an advantage to see that based on the use as a recognized agricultural parcel that there be a crop or produce tied to it. That can be grown on site in the adjacent field, and be available for purchase at the proposed farm market. Ms. Polidoro explained currently the field is being used to grow barley, but can suggest to her client to consult with the local farmer, Jeff Hicks, to look into growing produce or a different crop in the future.
- The Board added they would like to see a 4<sup>th</sup> street tree added on the Route 9 side. The Village needs more street trees, and it has been a practice for commercial applications that as many street trees be included as the project may allow.

## Village of Rhinebeck Planning Board October 16, 2018 Meeting Minutes Cont'd...

Mr. Paggi and Ms. Polidoro would present this to the owners, but there were concerns of the trees blocking the future sign for the farm market. Mr. Paggi also added there will bollards installed to protect the generator, and will review creating a better enclosure for the garbage and refuse container. The Board set the public hearing for the November 6, 2018 meeting, and hopefully that will be enough time for comments to be submitted from NYS Department of Transportation, Dutchess County Planning, Dutchess County Department of Health, Rhinebeck Fire Department, and Rhinebeck Police Department.

### **Discussion:**

The Board continued discussion about the need to review the sign law that was raised at the October 2<sup>nd</sup> meeting. Adding the Village Trustee Board was very much in favor and supportive of a working group being formed. This group would receive additional input from a member of the ZBA, the Village Attorney, and maybe the Rhinebeck Chamber of Commerce. This matter is ongoing as each member is reviewing the law now in its current form.

The Board asked John Fenton, ZEO, if any progressed had been with Hudson Valley Pottery and the land owner David Borenstein. Mr. Fenton produced a site plan with the parking layout and landscape element. The Board made one minor alteration to the location of the handicap parking space, and signage. Mr. Fenton will relay their changes to Mr. Borenstein. Mr. Fenton asked for input about tree species as Mr. Borenstein did not know what he should plant. The Board suggested a species of Red Oak, or in general a species of shade tree is preferred.

Mr. Fenton requested input from the Board in regards to the disagreement between Mr. and Mrs. Strong and Connie Bathrick at 11 and 15 Chestnut Street over previous site plan conditions. The disagreement was over who is to be held responsible for a privacy fence being installed during construction. The Board referred to previous meeting minutes, and based on those minutes when Ms. Bathrick received previous site plan approval the installation of the fence is her responsibility. The fence was a site plan condition, and therefore must be satisfied. It must be no more than 74 inches with a minimum of 4 ft. up to the front plain, and 6 ft. after.

### **Adjournment:**

**A motion** was made by David Miller to adjourn, seconded by Mary Quinn. All voted aye in favor, 5 to 0. Meeting was adjourned at 8:50 pm.

Respectfully Submitted;  
Ryan Dowden, Planning Board Clerk