



VILLAGE OF RHINEBECK

VILLAGE OF RHINEBECK PLANNING BOARD MEETING MINUTES

November 6, 2018

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

Agenda:

Amalgamated Agricultural Associates, LLC

6282 US/NYS Route 9

Rhinebeck, NY 12572

Public Hearing – Proposed construction of a farm market operation known as “Hobson’s / Heermance Farm Market.”

A **motion** was made by Timothy Decker to open the public hearing, seconded by Mary Quinn. All voted aye in favor. 5 to 0 motion carried.

Victoria Polidoro, of Rodenhausen & Chale, LLP, the applicant’s legal counsel, gave an opening statement pointing out the project has been significantly scaled down, there are no plans for a restaurant, and all food preparation will be done offsite. The hours of operation have changed, patrons will have access to outdoor seating during the summer, and the new architecture compliments the southern gateway to the Village. The parking for the project complies with zoning with 1 parking space per 250 sq. ft. The owners will take under consideration the comments submitted by Rhinebeck Fire and Police Departments about additional parking area, but feel they are not necessary at this time. Delivery times have been changed to not conflict with peak traffic hours during the day, and none before 7 am. At this time they are choosing not to address the farm market’s sign or signs, and plan to return to the Board at a later time.

Warren Temple Smith, project architect, stated there are no new changes since last meeting. Same elevations, a door will be changed to a window at the southwest corner, and the building design will look like a farm market with a gabled roof, wrap around porch, and a copula at the top. Christian Paggi, project engineer, of L.E. Paggi Engineering, explained an additional parking space on the field side has been added to accommodate the removed parking stall for delivery truck. More pervious surface has been added to the parking areas to handle the storm-water run-off. A zebra crosswalk and ramp curbing will be installed on the corner of Mill Street/Route 9 as requested by New York State Department of Transportation or NYS DOT. The matter of the street trees was not fully addressed as further discussion is needed with the Board.

The Chair, David Miller, indicated letters had been submitted by neighbors on both Mill Street and Route 9 who could not attend. Vincent Mullen submitted a letter in support of the farm market project. Catherine Rutgers, at 7 Mill

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Street, stated she had concerns about traffic, and the operation overall feeling it was not appropriate for a farm market at this site. Nicole and Michael McGrath, 15 Mill Street, shared the same concerns, and added they felt this was not the appropriate commercial use in a residential neighborhood. Andrew Yanofsky and Leslie Susan Kidder, at 6281 Route 9, shared same concerns, and felt this would create further traffic safety issues.

Dennis McGuire, 280 Primrose Hill Road, is in support of the proposed farm market. By having a farm market located outside the village center it may elevate traffic congestion, and parking created by the Rhinebeck Farmer's Market. A farm market at this location will only be a positive addition for the Village, and a positive use for a property that has been sitting idle for years.

Jeff Hicks, from Ryan Road, who farms the field on the property is in support of the farm market as the field has been farmed for 50 years. Currently, barley is planted, and before that potatoes had been planted there until there was theft of the potatoes. The farm market will be positive for this part of the Village as one enters the village travelling north, and is another example of a contributing property to the agriculture community of Rhinebeck.

Warren T. Sigurist, S. Parsonage Street, supports the farm market. David E. Maier, is in support of the farm market. Kevin Ferry, is one of the farmer's at Heermance Farm who is in support of the farm market, and is excited to be able to supply the farm market with what he grows instead of seeing it all go to a farm market in New York City. Brian McGuire and Gwen McGuire are in support of the planned farm market. Christie P. another farmer at Heermance Farm is in support of the planned farm market because the produce will be directly sold to the consumer, and not just to chefs.

Mark Stapleton, 17 Mill Street, has concerns about the operation of a farm market in a residential district, and encourages the Planning Board to implement the ZBA conditions in their resolution from 2017. Billie Van Wagner is in support of the farm market project, and believes it will be a great addition to the village. Steve Hobson supports the farm market project stating having a farm market there is a positive improvement for the community. Glenn Hobson, former owner of Hobson's Appliance, is in support of the farm market project, and concurs that it will be a valuable asset.

The Board asked the residents of Mill Street who were present if having the no parking signs would be an inconvenience to them. The residents present expressed they would not be completely opposed of having the signs along as it was a specific planned section of Mill Street. The Board asked Ms. Polidoro to address concerns about the site being used for events unrelated to the location's use as a farm market. Specifically, events that had nothing to do with selling farm products, and the potential issues created by these events. The Board may like to see from the owners some written guarantee that the site will only be used as a farm market selling vegetables, eggs, and produce during stated operating hours. Ms. Polidoro asked did the village require the same conditions for the Rhinebeck Farmer's Market. Ms. Valk stated that this farm market operation cannot be compared to the Rhinebeck Farmer's Market they are two different operated entities.

Returning to the parking matter, Ms. Polidoro expressed that the site exceeds the parking standard, and that to add a third parking row would only add time to a time sensitive project. Adding it would be an additional 1-2 months of engineering work, and it would impede the farmland operation side of the site. The Board feels since this is a commercial operation in a residential district that considerations need to be made

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so an issue isn't created. As an example the parking lot not being able to handle the parking volume, and is overwhelmed causing a traffic safety issue. Then having the applicant return to address it after the fact, when in the beginning it could have been prevented in the planning process. Ms. Valk proposed a middle ground to be considered by all parties, that a note can be listed on the site plan for the future that reserves an area designated for an additional row of parking located in the parking lot on the field side.

Elijah Bender, commented that any special event has to be approved by the Village Trustee Board. Each event is considered on a case by case basis, and at that time the parking is reviewed.

The Board would recommend then for the no parking signs to be installed from the driveway to Route 9/Mill Street intersection, then allow parking space on South Street, and reserve the additional row of parking as a condition of approval if it becomes an issue. Ms. Valk added if it was made a condition of approval, about the need to have an additional row of parking constructed, this would be triggered by a justifiable traffic issue documented, and then reviewed by the village engineer.

Ms. Polidoro concluded by presenting her interpretation of the decision factors the Planning Board would be considering for site plan approval, and indicated if a resolution could be drafted then voted on tonight. The Board felt they would prefer to see a draft resolution from the Board's attorney before they would be comfortable to vote. Adding there are still concerns about the legitimate sales of what is produced is from the farm on the farm market's property, and then what is delivered from another farm then sold. Discussion followed by members of the public that does the ZEO inspect what is sold and where it is from at the Rhinebeck Farmer's Market. Ms. Valk interjected explaining the two operations are completely different, and therefore it is not justifiable to compare the two.

A motion was made by Mary Quinn to close the public hearing, seconded by Michael Ghee. All voted aye in favor. 5 to 0.

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

The Board returned to the issue of having 4 street trees with the project engineer. It was agreed upon the trees will be spaced 100 feet apart, and that a 4th street will be planted south of the Route 9 entrance. The applicant will return in front of the Board at the November 20, 2018 meeting.

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

Public Hearing – Proposed construction of a new Single Family Dwelling with garage. Following demolition work to the current house and garage.

Warren Temple Smith, Architect, returned in front of the Board to present the proposed project for public comment.

A motion was made by Michael Ghee to open the public hearing, seconded by Mary Quinn. All voted aye in favor.

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

Warren Temple Smith, explained plans really have not changed. The plan is still to salvage and reuse as many building materials as possible. These materials include the timber framing, 12x12 windows, and as much of the front streetscape as possible.

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Jeff Christian, 37 South Street, is in support of the plans, and feels the proposed project will be a real asset to the village.

Steve Paganuzzi, 110 East Market Street, is support of the proposed plan, and is happy that it will provide them, as the closest neighbor's, relief especially with planned house being moved off the property.

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.

Warren Temple Smith concluded by summarizing the landscaping and lighting details. These details included installing flower boxes in the front, appropriate 60 watt lighting, and other features that will all be shown on the final set of site plans. Adding the one car two story garage with only the second story used for storage will be shown on the plans as well.

A motion was made by John Clarke, to approve the site plan as presented with the following are condition(s) of approval, that before the plans receive a final signature these items need to be shown:

- The plans and elevations for the garage;
- The sidewalk is continuous in front of the driveway;
- The landscape and lighting plan as explained and defined with examples.

Seconded by Timothy Decker. All voted aye in favor.

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

Discussion:

The August 21, 2018 meeting minutes were discussed with some amendments made.

A motion was made by David Miller to approve the minutes as amended, seconded by Mary Quinn. All voted aye in favor.

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

The September 4, 2018 meeting minutes were discussed with some amendments made.

A motion was made by Timothy Decker to approve the minutes as amended, seconded by John Clarke. All voted aye in favor.

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

A motion was made by Michael Ghee to adjourn, seconded by Mary Quinn. All voted aye in favor. Motion carried 5 to 0, at 9:05 pm.

Respectfully Submitted;
Ryan Dowden, Planning Board Clerk