



VILLAGE OF RHINEBECK

VILLAGE OF RHINEBECK PLANNING BOARD MEETING MINUTES

November 20, 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, John Fenton, Code Enforcement Officer, Rebecca Valk, Planning Board Attorney.

Agenda:

Amalgamated Agricultural Associates LLC

6282 Route 9

Rhinebeck, NY 12572

Site Plan – Proposed “Hobson’s / Heermance Farm Market”

Victoria Polidoro, applicant’s counsel, returned to the Board following the public hearing at the November 6 meeting. She thanked the Board for their comments, and suggestions during this process. In reviewing the draft resolution conditions, prepared by Ms. Valk, Ms. Polidoro found two conditions that needed to be re-addressed. In condition 3, the wording needed to be changed to reference the exact spacing between each tree. In condition 9, she felt the language should be a recommendation for land banked parking because, in her view, the present wording is seen as an unreasonable restriction on the project.

The Board felt, since this is a commercial operation in a residential district, it was not an unreasonable condition. The Board agreed it would make a recommendation to the Village Board regarding designated areas of no parking on Mill Street. The Board consulted with Ms. Valk to re-word condition 9 and were satisfied with the new wording.

Ms. Valk added and modified condition 8, rewording it to match the hours of operation as stated on the plans.

Motion made by Michael Ghee to approve the resolution as drafted by Ms. Valk for the proposed farm market, seconded by David Miller.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
<u>David Miller</u>	X		
<u>Timothy Decker</u>	X		
<u>John Clarke</u>			X
<u>Michael Ghee</u>	X		
<u>Mary Quinn</u>			X

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Motion carried 3 to 2 and sent to the Planning Board Clerk and Village Clerk for their signatures.

(A copy of the approved resolution will be attached to these minutes, and available in the clerk's office.)

Houlihan Lawrence
6408 Montgomery Street
Rhinebeck, NY 12572

Sign Application – Proposed signs for real estate office.

Katherine Jennings appeared before the Board to present the proposed signs for the real estate office, formerly H&H Realty. She explained like the previous real estate office, a sign will hang off the building using the same setup with the same down lighting. Another sign will hang inside behind the window. The Board informed her that any other signs inside need to hang 12 inches from the window to not be considered additional signage.

Motion made by John Clarke to approve the sign application as proposed. Submit pictures of the signs once they are in-place, and no sandwich board signs are allowed. Seconded by Timothy Decker.

Aye: 5 Nay: 0 Abstain: 0 Motion carried 5 to 0.

Jenn Martin
32 East Market Street
Rhinebeck, NY 12572

Special Use Permit – Proposed hair salon.

Todd Martin and Howie Traudt appeared before the Board to present the proposal for the hair salon. Mr. Martin explained the hair salon wants to move out of its present location at 41 E Market Street to this new location across the street. The Board's only concern was there enough parking to accommodate the business. John Fenton, ZEO, reported that, based on the square footage as a service business, the minimum is 2 spaces required. The maximum are 3 parking spaces. Mr. Traudt explained there are 2 spaces allocated now for this location, and the landlord could be consulted to find a 3rd space.

The Board explained if that 3rd space could not be allocated by the landlord that there are some options the applicant can explore:

- To purchase a space for \$1,000.00 as parking in-lieu of fee;
- To apply for a variance;

However, since the location meets the minimum square footage for 2 parking spaces, they may consider allowing the use because it meets the minimum

conditions under the code as a service business. Mr. Martin confirmed the same sign will be used, and that it will not be lit. A public hearing for this application is scheduled for the next Planning Board meeting on December 4, 2018.

Discussion:

Trustee Rossi discussed some concerns raised regarding the time it has been taking for the meeting minutes to be drafted and circulated among Planning Board members prior to the meeting. He and the Mayor had met with Ryan Dowden the Planning Board Clerk, and steps were being taken to ensure Ryan meets the 10-day deadline.

Trustee Rossi and the Board discussed about the desire to see a more balanced grouping of business in the Village Center especially those located on the first floor. All seemed to agree a dialogue with the Chamber of Commerce is needed to move forward.

Motion made by David Miller to approve the October 2, 2018 meeting minutes as amended. Seconded by John Clarke.

Aye: 4 Nay: 0 Abstain: 1 (Mary Quinn) Motion carried 4-0-1.

Motion made by David Miller to approve the October 16, 2018 meeting minutes as amended. Seconded by Timothy Decker.

Aye: 5 Nay: 0 Abstain: 0 Motion carried 5 to 0.

Motion to adjourn at 8:43 pm by Timothy Decker, seconded by Mary Quin. Motion carried 5 to 0.

Respectfully Submitted;

Ryan Dowden, Planning Board Clerk (11/29/18)