



VILLAGE OF RHINEBECK

VILLAGE OF RHINEBECK PLANNING BOARD MEETING MINUTES

January 15, 2019

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

Agenda:

Eric and Pina Lynch
12 Oak Street
Rhinebeck, NY 12572

Request: 1) One story addition – 16' x 32' extension to the rear of the home. Construction of an 18' x 24' garage with an upstairs studio apartment, and a 10' x 24' covered patio.

Mr. and Mrs. Lynch appeared before the Board to present their proposed project for their property at 12 Oak Street. Mr. and Mrs. Lynch stated they wanted to construct an 18' x 24' garage with an upstairs studio apartment for visiting family, and the 16' x 32' extension to the house to enlarge the master bedroom and bathroom. Mr. Fenton stated he had met with the applicant previously, and felt the proposed plans were possible. They will need approvals for area variances for their planned garage, and the extension to the home. The Board that the application will need a special use permit for the accessory dwelling unit above the garage, and public hearing will be necessary.

Mr. Lynch explained that he sketched the plans for the planning board. He confirmed that if changes had to be made he would return with drawn to scale stamped site plans following the meeting with Zoning Board of Appeals (ZBA). The Board felt that there was enough evidence to provide Mr. Lynch with a positive or negative recommendation to the ZBA. The Board requested that the applicant have the following shown on the site plan when they return:

- A detailed landscape plan showing any trees that will have to be removed and those that will remain;
- Any screening shown that either exists or will need to be installed;
- Any current or updating of lighting with examples of the fixtures;
- Structures on all bordering properties clearly shown.

Motion was made by Mary Quinn for a positive recommendation with findings to the ZBA for the side yard variance for the 5' ft. setback for the garage with the *relief of 5' ft.*

Findings: The lots on Oak Street are small, and the garage location is consistent with the garages in the neighborhood. No windows be allowed on the 2nd floor that view into a neighbor's yard with an option for extra natural light provided by skylights. A 6 ft. fence or landscape screening will be installed to provide relief of vehicle headlights for the 76 East Market Street, Rhinebeck, NY 12572-1697 845-876-1922 845-

876-5453 Fax

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neighbors and privacy. Seconded by Michael Ghee. All voted aye in favor, motion carried 5 to 0.

Aye: 5 Nay: 0 Abstain: 0

Motion was made by Timothy Decker for a positive recommendation with findings to the ZBA for the side yard variance for the addition on the rear of the house of 8 ft. 3” in. with a *relief of 1 ft. 7” in.* Seconded by John Clarke.

Findings: It is a continuation of the side yard setback of the house.

All voted aye in favor, motion carried 5 to 0.

Aye: 5 Nay: 0 Abstain: 0

(The applicant will appear before the Village of Rhinebeck Zoning Board of Appeals February 21, 2019, and tentatively to return in front of the Planning Board at their March 19, 2019 meeting.)

Discussion:

- Jenn Martin Spa- another letter of concern was received from a tenant at 32 East Market Street about offensive odors coming from the salon, and suggesting that the height of the sign does not meet the zoning code. John Fenton, Code Enforcement Officer, reported he had visited Ms. Martin’s salon and did not detect or smell any continued offensive odors. He stated Ms. Martin has a professional grade air circulation system. He will have to inspect the issues raised about the height of the sign. The Board requested Mr. Fenton also inspect where the air is ventilating, and confirm if it needs to be re-directed. The Board indicated that if the odor issue continues following any adjustments future concerns should be directed to the landlord or their representative(s).
- 37 Mulberry Street, Mr. Fenton reported he was in the process of condemning the home, but was contacted by the real estate agent who has an interested buyer who will be planning a full demolition.
- Mr. Fenton reported the new owners of the property that was previously the “Rhinebeck Tack Shop” are planning to present to the Board at the February 5, 2019 meeting about their plans for the building.

Motion was made by Timothy Decker to approve the December 18, 2018 meeting minutes as amended. Seconded by Mary Quinn. Motion carried 4 to 0 to 1.

Aye: 4 Nay: 0 Abstain: 1 (John Clarke)

Motion to adjourn at 7:57 pm, motion carried 5 to 0.

Respectfully Submitted;

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Ryan Dowden, Planning Board Clerk