



# VILLAGE OF RHINEBECK

## VILLAGE OF RHINEBECK PLANNING BOARD MEETING MINUTES

**February 5, 2019**

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

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

Absent: none

### Agenda:

**Presentation:** By JPC ARD Ventures LLC at 6579 Springbrook Avenue (NYS Route 9) concerning their plans at this site (property previously was known as the “Rhinebeck tack Shop”).

Jonathan Cohen representative for JPC ARD Ventures LLC, informed the Board that the building is currently being used and occupied by professional engineers. The engineers are developing prosthetics for research, design, and testing for amputees. The amputee is scanned by a computer programmed with specific software. The gathered data is entered into a 3D printer that creates the prosthetic limb or limbs from a flexible plastic material. Mr. Cohen proposed that if this becomes successful that he envisions the site to be used for lite manufacturing in the next 10-18 months.

The Board informed Mr. Cohen that if this type of business use is proposed property he will have to return for approval. Prior to that the Village Trustees will have to add lite manufacturing to the approved uses for that zoned district because at present lite manufacturing is not permitted. The Board suggested that Mr. Cohen that and all others involved in this business begin to organize their site plan, to include talking to the Village Trustee Board. John Fenton, Code Enforcement Officer, ZEO, to establish a clear definition of the actual use, and lite manufacturing. Together with a detailed explanation of the short-term and long-term goals for this type of business use at this property. The Board stated they would need to see detailed documentation on specific impacts to include noise, sound, odors, generated waste, parking layout, and the impact to All That Java.

Mr. Cohen agreed to provide anything the Board needs. He added this is advance manufacturing, and is considered clean technology because it should not create harmful waste. The Board requested that Mr. Cohen return with a detailed plan, site plan, and documented details of the business and use.

76 East Market Street, Rhinebeck, NY 12572-1697 845-876-1922 845-  
876-5453 Fax  
[www.rhinebecknyvillage.org](http://www.rhinebecknyvillage.org)

**Constance Bathrick**  
**15 Chestnut Street**  
**Rhinebeck, NY 12572**

Request: 1) Amendment to existing site plan.

Warren Temple Smith, Architect, returned to the Board to present proposed amendments to the prior approved site plan dated May 1, 2018, and the on-going work at 15 Chestnut Street. He explained that the change to the windows are that they will be one size narrower and longer than previously presented. The front door is proposed to be a double door to fit the dimensions of the existing door frame. Dormers have been removed from the plans for the addition on the west side of the home.

**Motion** made by Timothy Decker to approve the amendments to the site plan dated May 1, 2018, as presented and shown to the Board this day February 5, 2019. Seconded by Mary Quinn. The motion carried 5 to 0 with all voting aye.  
Aye: 5            Nay: 0            Abstain: 0

**Starr Building Realty LLC / Kristina Dousharm Architecture, KDA**  
**6415-6417 Montgomery Street**  
**Rhinebeck, NY 12572**

Request: 1) **Site Plan and Special Use Permit** – For alterations, renovations, and repairs to the exterior and interior of the building.

Zachary Hall, from Kristina Dousharm Architecture (KDA) appeared before the Board to present the proposed plans for the Starr Building. He stated the owner's whole purpose of this proposed work is to conduct repairs to the building. He explained that there are aspects of the building that are in need of repairs due to the lack of maintenance by previous owners. Specific elements the proposed scope of work would include:

- The brick to be repainted and repointed;
- The removal of the wood deck under the front porches, and repair the columns extending the concrete surface;
- The removal of the "Boat Bar" and remove all the decking underneath;
- No seating is planned once the boat and decking are removed;
- Lighting elements will remain the same;
- Replace gutters with modern gutters an improved drainage system to direct all storm-water runoff to the Village's storm-water drains;
- Repair catch-basins to handle the storm-water;
- Replacing windows with modern Marvin windows that are more energy efficient.

The Board had concerns that needed to be addressed in detail in the proposed scope of work:

- The doors at the rear of the building that lead to no-where;

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- The current condition of the parking lot in the rear, and the overall appearance of the area in the back;
- This area is overgrown, a problem walnut tree, a rotted fence, and open dumpster area;
- The proposed plan for the building's historic windows.

The Board reminded Mr. Hall that this is an important historical building in the Village of Rhinebeck. The Board expressed disapproval of any site plan that would remove the historic windows, and encouraged Mr. Hall to research other options. One option to consult professionals that specialize in weatherize/weather proofing historic windows.

The Board suggested to Mr. Hall to advise the owners to have the parking lot repaired instead of continued use of crushed stone, and paving it be worked into the budget. The Board also suggested that the owner establish short-term goals in the plan that addresses the immediate clean-up of the property in the back, and long-term goals to address the additional issues. They added that there needs to be a review of possible handicap access to insure that the building and site is ADA compliant. Mr. Hall thanked the Board for their input, and will advise the owners.

### **The Kroeg**

**41 E. Market Street, Suite #4**

**Rhinebeck, NY 12572**

Request: 1) **Special Use Permit** – For a proposed service/retail business that will offer beer and wine for sale, and will feature tastings of the products they will sell at this site.

Keith Reichelt, an owner, appeared before the Board to present a proposed business use that will offer beer and wine for patrons to sample, consume on-site, and purchase. He explained the name of the business is “The Kroeg.” It will offer local craft beer and wine, and that the design his group is trying to achieve inside would be respectful to Rhinebeck’s history. They are planning for 9-12 seats with an additional standing bar top type feature for sampling.

The Board asked if their business is attempting to copy the Grand Cru that recently left the village. Mr. Reichelt explained their goals for “The Kroeg” are similar, but more local craft brews and wines with more food offered. The Board informed Mr. Reichelt that what he is proposing is more retail/restaurant than service/retail. Mr. Reichelt stated they do not plan on restaurant equipment like deep-fryers, but they would still like to have food. The Board explained this change presents an issue. If the business is service/retail they’d meet the calculations for parking in order to operate. If it is determined to be a retail/restaurant they would not meet the parking calculations, and would be short at least 1 parking space. The current location the parking lot is at capacity, and they would need to consider parking-in-lieu of fee. They would have to pay a one-time fee of \$1,000 for each parking space.

The Board asked about hours of operation, and Mr. Reichelt explained their proposed operating hours are Monday through Thursday 1 pm – 8 pm; Saturday 12 pm-9 pm; and Sunday 12 pm – 7 pm. The Board inquired about signage, and Mr. Reichelt explained they are proposing to use the same type of signage as the previous tenant. They propose a hanging sign with no lighting, or window decals. The Board encouraged Mr.

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Reichelt to confirm the approved signage for the previous tenant, and there cannot be seating planned for at the stand-up bar.

A public hearing for this application has been scheduled for February 19, 2019 during the Planning Board meeting beginning at 7 PM.

### **Discussion:**

Dave Keith, Engineer for Northern Dutchess Hospital/Healthquest, and Trustee John Rossi appeared before the Board to receive input from the entire Planning Board as the Village works with the hospital in establishing the hospital as its own zoned district in preparation for the hospital's future expansion. Trustee Rossi thanked Planning Board Chair David Miller, and member John Clarke for their participation up to this point in drafting this zoning district. Mr. Keith discussed the layout of parking, and the plans for the next phase for the hospital campus.

The Board explained that based upon draft versions they have seen that the next phase of the hospital must resolve their parking issues, and expand their facility with minimal impact to the residential character of Montgomery Street. That the proposed removal of existing homes/wooden structures along Montgomery Street would greatly impact the residential streetscape, the historic homes that still exist on the street, and the residential character in this part of the village. It has to be remembered that the proposed new district will still be adjacent to a residential district so that proposed plans should reflect a residential character, and be compatible. The needs of the residents of Montgomery Street must be respected even if the hospital has to make compromises.

The Board suggested to Mr. Keith that the hospital review the balance between the hospital's beds and doctor's office as the hospital moves forward with their proposals. The Board suggested to Trustee Rossi that the language needs to be developed to address the definition of screening, protection of the neighborhood so that no additional residential structures on Montgomery Street or Route 9 be torn down, and that any new buildings designed should reflect the residential character of Montgomery Street.

Trustee Rossi thanked the Board for their input in this matter.

**Motion** made by David Miller to accept the January 15, 2019 meeting minutes as amended, seconded by John Clarke. The motion carried 5 to 0 with all voting aye.  
Aye: 5      Nay: 0      Abstain: 0

**Motion** to adjourn made by John Clarke, seconded by David Miller. The motion carried 5 to 0 the meeting adjourned at 9:11 pm.

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Respectfully Submitted;  
Ryan Dowden, Planning Board Clerk (2/19/19)