



VILLAGE OF RHINEBECK

Village of Rhinebeck Planning Board
76 East Market Street
Rhinebeck, New York 12572

Village of Rhinebeck Planning Board Minutes

March 5, 2019

Beginning 7:00PM

Present: Chairman David Miller, Mary Quinn, Michael Ghee, Timothy Decker, John Clarke, ZEO -John Fenton

Agenda

Starr Building Realty LLC
6415-6417 Montgomery Street
Rhinebeck, NY 12572

Site Plan Review-continued from February 19, 2019

Request- continued review of February 19, 2019 meeting. Proposed renovations for 6415-6417 Montgomery Street.

Project sponsors Zachary Hall and Kristina Dousharm Architect KDA returned to the Planning Board for a continuation of the February 19, 2019 meeting with a few revisions made to their plans. Chairman Miller requested clarification of revisions from original plan set submitted to present plan set. Mr. Hall stated the third submittal letter addresses the existing drainage system. The owner would like to keep the existing drainage system with minor repairs being done.

Mr. Fenton stated that any work to be done on drainage would have to be drafted by a design professional. Ms. Dousharm was in agreement. Ms. Dousharm stated that work on the property will need to be done in phases.

Mr. Hall read in a letter of intent from owner. The Planning Board requested clarification of the differences between the February 12, 2019 submission and the February 26, 2019 submission. Mr. Hall

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responded by reading in a portion of the plans that stated “repairing and replacement of gutters and leaders to match existing”. Ms. Dousharm stated, that the engineer reviewed the drainage system. It would entail a larger scope of work to repair the system in the proper way and will encompass the parking lot. The project sponsors reflected the owners request to first renovate the existing building. Planning Board has requested a timeframe in which the larger scope of work will be addressed. Mr. Fenton requested 2 separate approaches. Planning Board can place a condition of approval or can require a performance bond. Mr. Fenton stated, that presently there is not a storm water issue onsite. The system is in working order with no additional stress placed upon it. It remains status quo onsite.

Planning Board agreed that the parking lot needs to be maintained and recommendation is for it to be paved over the next few years with appropriate drainage and landscape screening. Existing site plan does not reflect the planting beds that are proposed in narrative. The Planning Board requested clarification. Project sponsors agreed that the recommendation from Planning Board may be acceptable without the commitment to a specific time frame. Mr. Fenton reiterated to project sponsors that site plan approval from Planning Board is necessary due to the fact that it requires a building permit and is located in the business district.

The Planning Board questioned Ms. Dousharm about rusty gates on property. Ms. Dousharm responded that the gates are maintained and owned by tenants. There will not be disruption to everyday business during renovations. John Fenton stated that the local Sanitarian, Joel Mitchell will require a meeting to discuss how renovations will be phased and how it will work in conjunction with restaurant operations. Mr. Fenton asked if any tests have been done in regards to hazardous material. Project sponsors answered no. Department of Health will require detailed information in regards to the scope of work.

A motion was made by John Clarke and seconded by Mary Quinn to approve with the condition that the parking lot be maintained with a strong recommendation from Planning Board that the parking lot be paved and screening be put along the western property boundary to

screen the lot and metal gates in front of the patio be painted over the next 3 years.

Aye: 5 Nay: 0 Abstained: 0 The motion was carried by a 5 to 0 vote.

**51 South Street Property
Rhinebeck, New York 12571
LLC/Victoria Polidoro, Rodenhausen Chale&Polidoro LLP
Subdivision Proposal.**

Request-Subdivision-proposed subdivision of property into two separate lots.

Project sponsor Victoria Polidoro is representing owner of property. Planning Board questioned location of septic. Ms. Polidoro responded that an engineer is working on locating the septic system. A home is not being proposed on this property. Ms. Polidoro requested a date for a public hearing be set for either April 16, 2019 or May 7, 2019 to allow the engineer to further investigate location of the septic. The Planning Board accepted the request for a public hearing to be held on April 16, 2019. Timothy Decker questioned the percentage of lot coverage. Ms. Polidoro will return with a number for the Planning Board.

Ms. Polidoro requested the board classify this as an unlisted action under SEQRA. Ms. Polidoro stated that the State Law reflects that subdivisions go to the County for referral but Dutchess County has entered into agreement that subdivisions no longer need to refer. John Clarke agreed with Ms. Polidoro's statement. Planning Clerk Ryan Dowden will send out public hearing announcements to surrounding properties. Escrow is not required for project at this time. The Planning Board and project sponsor had a discussion in regards to the septic system. Ultimately, the engineer will submit their findings. A motion was not made by the Planning Board for this project.

A motion was made by John Clarke and seconded by Timothy Decker to adopt the minutes as amended from February 5, 2019 and February 19, 2019.

Aye: 5 Nay: 0 Abstained: 0 The motion was carried by a 5 to 0 vote.

Discussion of other matters:

Michael Ghee read in a letter received by neighbors from Jonathon Cohen in regards to business based out of Rhinebeck that provides housing. Letter will be scanned and sent to board. Mr. Fenton and Planning Board members commented on the subject of light manufacturing.

Parking spaces within lots in the village were discussed.

Mr. Fenton will be re- evaluating signs in village to ensure they meet code.

Mirbeau has not submitted any significant change orders.

Matters with Northern Dutchess Hospital and surrounding houses were discussed. No further meetings or information has been submitted from the hospital.

Call for Adjournment:

A motions made by David Miller seconded by Mary Quinn, to adjourn meeting at 8:05 pm.

Respectfully Submitted,

Larissa DeLango - (3/26/2019)