

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

Village of Rhinebeck Planning Board Minutes (draft)

April 16, 2019

Beginning: 7:00PM

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

Agenda

Public Hearing

51 South Street Property LLC

Rhinebeck, ny 12572

Attorney Victoria Polidoro

Request: Subdivision approval

A Motion was made by Timothy Decker and seconded by Michael Ghee to open the Public Hearing.

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

Project Sponsor, Attorney Victoria Polidoro made a statement to the public in regards to the property 51 South Street. Owners of property are seeking approval for a subdivision of one parcel into two separate parcels. At this time there are no plans to build on proposed second vacant parcel. Chairman David Miller asked if the septic system had been located, Ms. Polidoro answered yes. Engineer Mark Graminski along with Red Hook Plumbing located the cesspool on the property under the existing driveway.

Chairman David Miller opened the meeting to the public for comment.

Jeff Christianson

37 South Street

Rhinebeck, NY

“If the lot is subdivided and becomes two lots, does that mean that the newly vacant lot will be subject to all of the restrictions of the Historic District Overlay?” Planning Board responded, that it will need to have Site Plan approval on anything that is built on that lot. Parcel is located in the Historic District Overlay.

Mr. Christianson “Is there any concern that the existing septic on the remaining lot will remain in compliance?”

Planning Board responded, there would be adequate space to rebuild a septic if they had to. Any new building would need to meet Board of Health standards.

Molly Ogorman
60 South Street
Rhinebeck, NY

“Looking at the existing house, the orientation of the lot (presumably) of the new house would be oriented to South Street makes a very awkward configuration for the existing house”.

A concern for storm drains and water table was also discussed by this public comment.

Planning Board responded, a new house will have to be granted Site Plan Approval. Orientation of home will be addressed to mirror the surrounding houses. It will also require an Engineer to handle issues of stormwater. ZEO, John Fenton stated that new applications have items such as sidewalks and storm drains addressed. Mr. Fenton also stated that the Village is sensitive to the fact that it is unfitted for stormwater and each application is reviewed for matters as such. Brief discussion of curb cut outs and utilization of asphalt curbs in regards to water run off was had between Mr. Fenton and the Board.

David Ashton.
54 South Street
Rhinebeck, NY

“What is the width of the lot?”

Planning Board responded, almost 62 on new lot and 70 on existing. Both fall within the bulk regulations.

Comment included agreement with previous public comment in regards to the orientation of a new house and its awkward configuration.

Attorney, Victoria Polidoro responded, the requested configuration of the subdivision follows the historic pattern of development with houses facing South Street.

Planning Board responded, that the owners of the existing house are the ones applying for this subdivision. It would be up to them to identify their disadvantage of lot configuration.

Comments from public included that owners do not reside in the existing house.

Ms. Polidoro responded that their concerns will be passed on to owners. If owners submit for Site Plan approval for a new house they may then take the comments into consideration.

Planning Board responded that owners would need to adhere to setbacks, driveway and garage in back of home regulations, along with a septic design. Orientation of the new house will be on South Street to remain consistent with existing houses.

Ms. Ogorman continued her public comment and included the orientation of a new house will impact the existing historic house.

Ms. Polidoro stated that the existing historic house was constructed with the lots in its original state of two separate lots. Lots were merged in 1985 to form one large lot.

A letter from neighbor in support of the subdivision was distributed to the Planning Board via email.

Chairman David Miller stated that if and when a Site Plan is submitted to the Planning Board to build on the lot, a public hearing may be requested to receive input from community. Proposed new construction will need to fit within the principles of the Historic Overlay District.

A Motion was made by Timothy Decker and seconded by Michael Ghee to close the public hearing.

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

Public Hearing closed at 7:17pm

Note on plan constitutes that this is not a realty subdivision and no permission for sewage disposal is sought or granted. Plans will be signed by DOH to confirm previous statement.

A Motion was made by Timothy Decker and seconded by Mary Quinn to approve the subdivision as proposed.

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

A Environmental Assessment Form (EAF) was submitted to the Planning Board by Ms. Polidoro. Part 2 of the EAF reflected that there would not be any adverse environmental impacts from this project.

A Motion to accept a Negative Declaration was made by David Miller and seconded by John Clarke.

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

Eric Lynch
12 Oak Street

Rhinebeck, NY 12572

Request: Site Plan-proposed construction of an addition to the rear of the home.

Chairman David Miller reviewed the ZBA recommendation and approval for variance granted. Mr. Lynch reviewed his submitted plans for the Board. A letter of concern by neighbors was discussed in regards to drainage. Engineered designs were requested by Board to determine how drainage will be handled on property. Mr. Lynch displayed pictures to the Board of neighboring property and their existing drainage. Mr. Lynch stated that it appears most of the run off water comes from his neighbors own property. Mr. Lynch stated that he is willing to fix the cracked concrete swale that is located in the alley between their two homes. Planning Board stated their concern for Mr. Lynch's new addition. Board does not want addition to add to the existing drainage problem. A recommendation of a dry well was given to Mr. Lynch along with a perc test.

The Planning Board and Mr. Fenton reiterated the amount of impervious surface that is being proposed by the addition, and driveway. Board request further information on how any increase volume of water will be handled. Mr. Fenton included that the preference of the Village is that water is handled onsite. Planning Board stated that there should be a professional responsibility from an Engineer to ensure the dry well and catch basins will address the drainage. Planning Board also stated that proof will need to be submitted prior to approval to ensure that the impact of water from the new construction will not create further drainage problems. Mr. Fenton stated the consulting Engineer firm that the Village is contracted with can be onsite to verify Mr. Lynch's perc test. The Engineer will be compensated by the applicant. Owners from neighboring property stated there has been water in his basement, and Mr. Lynch's sump pump drains on their property. Planning Board reviewed pictures submitted by Mr. Lynch of lack of gutters on neighbors house. Mr. Lynch's Site Plan needs to reflect the precise structures being requested for approval.

A Motion was made by David Miller and seconded by Timothy Decker to approve the minutes dated April 2, 2019.

Aye: 5 **Nay:**0 **Abstained:** 0 **Motion** was carried by a 5 to 0 vote.

Other Discussions:

Planning Board and Mr. Fenton discussed prior applications and their status. New liaison from Board of Trustees was introduced. Discussions ensued in regards to hospital, Village characteristics, and configurations of new and existing buildings and previous workshops that were attended. Approvals from Village Board will be

needed in regards to hospital changes. Planning Board continued a discussion pertaining to the Smoky BBQ Restaurant property from last meeting.

A Motion was made by Michael Ghee and seconded by David Miller to adjourn meeting.

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

Meeting adjourned at 8:20pm.

Respectfully Submitted,
Larissa DeLango (05/01/2019)