

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

Village of Rhinebeck Planning Board Minutes(Draft)

May 21, 2019

Beginning at: 7:00PM

Village Hall, 2nd Floor

Present: Michael Ghee, Mary Quinn, David Miller, Timothy Decker, John Clarke

Absent: John Fenton

Planning Board began with the third item on agenda. The first and second item on the agenda were not present.

Agenda

Louis & Joyce Tumolo

17 Chestnut Street

Rhinebeck, NY

Site Plan- Proposed free standing pavilion located on stone patio

Chairman David Miller requested the applicants present the model of their existing structure along with proposed pavilion to the Board. Mrs. Tumolo explained to the Board that the pavilion will not be attached to the home. Applicant's home is located in historic district. A variance is not required for this applicant. Planning Board discussed materials, lighting and water drainage of new structure. Applicant responded that the materials utilized will be same as house, no lighting is proposed, and gutters are to be installed on structure.

A Motion was made by Timothy Decker and seconded by John Clarke that the Site Plan request be approved with the condition that if lighting is installed it shall be focused downward, placed under the roof and not provide any glare onto the neighbor's property.

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

Rhinebeck 1686 & Company

41 E. Market Street

Rhinebeck, NY

Sign application-proposed sign 2ft. x 3ft. hanging from existing bracket.

Planning Board discussed the zoning code in regards to new signage being placed in the Village. They also spoke of the privacy screen that was on entrance door. Ms. Zoe Cocciola responded that that the privacy screen as been removed and replaced with store business hours. The Board reviewed the code of unacceptable signage throughout the village. The sign will not be lit. A copy of the sign law will be sent to the applicant by Planning Clerk.

A **Motion** was made by Timothy Decker and seconded by Mary Quinn to approve the sign at 1686 & Company.

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

Jonathan & Sarah Fernandez

55 South Parsonage Street

Rhinebeck, NY

Site Plan & Area Variance (side Yard) recommendation from Planning Board. Proposed lean to, located 1 ft. off side yard property line. Proposed secondary driveway.

Planning Board discussed the issues that may arise with the placement of a second driveway. Village will discourage front yard parking unless it already exists. Requirements for second driveway falls under the jurisdiction of the ZEO. Applicant's single family home is not located in historic district and does not fall under the authority of the Planning Board.

The Planning Board discussed the use and placement of the proposed lean to. The Board reviewed the requirements in the applicants request for a variance. Applicant displayed plans to Board identifying area of septic and leach field. Mr. Fernandez proceeded to explain why he could not place the lean to in the area of septic. The Board advised applicant of required questions that will be asked by the ZBA which will include placement of structure and allowable variances. An existing shed that is 1 foot from property line was identified on the plans. Mr. Fernandez informed the Board that he would like to remove that shed. The Board recommended that the proposed lean to should replace the existing shed. The Board identified that the lean to would be matching existing conditions.

Planning Board discussed different areas in which a driveway may be acceptable along with safety precautions that would need to be in place.

Chairman David Miller requested the Board grant a positive or negative recommendation for this applicant to the ZBA. A 9ft. variance is needed leaving 1 foot from property line.

A Positive Recommendation was given by John Clarke and seconded by David Miller, with the condition that the lean to is no closer to the fence than the existing shed.

Aye:4 Nay:1 Abstained: 0 Carried by a 4 to 1 vote.

Agenda items that were not present at meeting:

Sawkille Co./Leda St. John

31 W. Market Street

Rhinebeck, NY

Site Plan & Sign Application-proposed expansion inside commercial space, secondary entrance with secondary sign.

Heather Macissac

49 South Street

Rhinebeck, NY

Site Plan-proposed enclosed screening of porch and raising of roof.

Planning Board discussed the Sawkille Co. expansion of their picture window along with the expansion of their commercial space and required parking spaces. Sawkille Co. has advertised a grand opening without Site Plan/sign approval from Board.

Board continued discussion regarding the new window placed in the store front. The safety of the window was questioned. Business is located in the historic district. Board will request ZEO place a stop work order for the Sawkille Co.

Other Discussion

A six-foot fence that is not code approved was discussed. The Board approved picket fencing with the exception of vegetative screening, the fencing shall require 40% open space. The Board will request the height and guidelines of fence be followed prior to issuance of C/O. Section of code was read in that reflects allowable fencing.

Increase of Village parking in regards to Astor Home was discussed. Increased in their use and increase in their parking has occurred without Site Plan approval.

The hospital was briefly discussed.

A Motion was made by David Miller and seconded by Timothy Decker to approve the May 7, 2019 amended minutes.

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

Motion was made by Timothy Decker to adjourn meeting at 8:05pm

Respectfully Submitted,

Larissa DeLango (05/31/2019)