

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

Village of Rhinebeck Planning Board Minutes

June 18, 2019

Beginning: 7PM

Village Hall, 2nd Floor

76 E Market Street, Rhinebeck NY 12572

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

Absent:

Agenda

Sawkill Co.

31/34 W. Market Street

Rhinebeck, NY

Continuation from June 4, 2019 Planning Board meeting.

Applicant was not present at meeting. Planning Board reviewed outstanding items regarding this applicant that included the store front window and the dumpster on the property. The dumpster pertains solely to the owner of property and not applicant. ZEO, John Fenton spoke with the owner with respects to the original approvals. Planning Board requested an immediate commitment from owner to resolve the situation. If owner does not move forward with a solution he will be cited. A discussion amongst the Board pertaining to the store front glass window of the Sawkill Furniture Co. was continued. It was suggested to conclude whether the applicant will need to submit an alternative plan. The window has been established slightly longer in height than in width. Planning Board member John Clarke stated his recommendation for this applicant which is to include kick panels at base of window and place a divider down the middle to match the window adjacent to it. Majority of Planning Board agree that building is a non-contributing structure in historic district and window should stay as presented by applicant.

A Motion was made by Timothy Decker and seconded by Michael Ghee to approve the windows as presented.

Planning Board member John Clarke voted no. Window is not compatible with historic district guidelines.

Aye:4 Nay:1 Abstained: 0 **Motion** carried by a 4 to 1 vote.

ZEO, John Fenton will proceed with property owner's noncompliance of the approved site plan. Planning Board had stated the property owner has history of violating the approved site plans by Planning Board.

Heather Macisaac
49 South Street
Rhinebeck, NY

Site Plan: Proposed construction of a screened rear porch and raising of the roof by 3ft.

Project sponsor Michelle Acadido presented for the owner. The property contains an existing patio at rear of house. Owner would like to create a screened in porch where the existing patio is. Project sponsor reviewed dimensions of screened in porch to the Board. Windows that have been identified as double hung will be replaced with grilled windows to match the existing. Owner is also proposing raising roof over bathroom by 32 inches with a change in the rear bathroom window. Owner will match the new siding with existing.

A Motion was made by Timothy Decker and seconded by Mary Quinn to approve the plans as proposed. Aye: 5 Nay:0 Abstained: 0 **Motion** was carried by a 5 to 0 vote.

Discussion:

Chairman David Miller reviewed a request by the Mayor, Gary Bassett for new Village Government signs. Trustee, Paul Korczack presented for the Village. A mockup of the signs was discussed. Board requested that there be no uplighting and the code guidelines are followed for lumens allowed. Suggestions from the Planning Board included coloring of the background and dimensions of signs depending on their location.

Minutes from May 21, 2019 were discussed. The Zoning Board of Appeals requested further breakdown of specific information from the Planning Board. Minutes from May 21, 2019 were amended to reflect individual votes. An email was sent to the ZBA with Board member, Michael Ghee's reasoning for his no vote in regards to the Fernandez application.

A Motion was made by Timothy Decker and seconded by John Clarke to approve the May 21, 2019 amended minutes.

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

A Motion was made by John Clarke and seconded by Michael Ghee to approve the June 4, 2019 minutes.

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

Board discussed applicant that had previously been approved for a second garage located on S. Parsonage and Huntington. Conditions of that approval are not being adhered to. ZEO will visit site. Board also discussed parking conditions at the Pottery Place. ZEO will visit location to confirm the approved plan is being followed. Signs and landscaping of specific locations were discussed. Mr. Fenton discussed upcoming meeting agenda which will include Mirbeau with proposed sign and lighting.

Board discussed sidewalk property maintenance violation of Beekman Arms.

A Motion was made by Timothy Decker and seconded by Mary Quinn to **adjourn meeting at 7:55pm.**

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

Respectfully Submitted,
Larissa DeLango

