

**Village of Rhinebeck
Planning Board Meeting Minutes (draft)
76 E Market Street Rhinebeck, NY 12572**

July 16, 2019

Beginning at 7:00 PM

Village Hall, 2nd 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 (ZEO)

Agenda:

Haven Spa

6464 Montgomery Street

Rhinebeck, NY 12572

Request: Sign Application – Proposed sign to replace existing sign

Project sponsor, Jenn Blichert of Timely Signs, presented the proposed sign on behalf of the Haven Spa. The proposed replacement sign will be the same square footage as the current one, and the wording for the sign will remain the same. The sign is to be illuminated with down lighting using LED lights with a lumens level of 512. The proposed base will be either constructed of stone or use of painted posts made of treated wood. Project Sponsor stated the owner will decide on which material to use depending on cost. There was discussion regarding the proposed material of the sign's base. The Board read through the Historic Overlay District zoning code list of prohibited materials. The Board requests that if stone is used that it be real stone or face laid real stone. The Board agreed the sign is acceptable, the design of the frame that holds the sign is what is in question. Project Sponsor did not present an example of what the wood post would look like with the proposed sign. Board requested the applicant return next meeting with a diagram of wood post with sign if stone is not used by owner.

A Motion was made by John Clarke and seconded by Mary Quinn to approve the proposed sign with the condition that the applicant must use real stone for the base or a veneer real stone. If stone is cost prohibitive painted treated wood post may be used.

Aye: 4 Nay: 1 Abstain: 0 The motion carried 4 to 1.

Planning Board member Timothy Decker voted no. Based on the language of the condition of approval.

Mirbeau Spa/Mirbeau of Rhinebeck LLC

46 W Market Street

Rhinebeck, NY 12572

Presentation: Proposed signage and lighting for the Inn & Spa.

Ed Kellogg representing Mirbeau Spa, displayed the original approval of sign to the Board. He also presented the proposed sign with location and lighting scheme for the inn and spa. The sign located on public sidewalk will hang 7 ft. and will be a gooseneck light with downward lighting. The left driveway pillar will feature a sign for the "Bistro and Wine Bar", and the right driveway pillar will feature a sign with the Mirbeau insignia. The main entrance

sign will be mounted on to the stone facade depicting the Mirbeau insignia. The proposed spa sign will be located just to the right of the main entrance to identify the spa's entrance. Applicant and Board discussed the Bistro and Wine Bar. The Board questioned usage of the Wine Bar being utilized as a restaurant. Specifics of approval were reviewed by ZEO John Fenton and applicant for allowable use. Previous minutes will be reviewed for specific approvals of the wine bar. Sign code was reviewed by Board to confirm that the proposed signage falls within proper parameters.

A Motion was made by Timothy Decker and seconded by Mary Quinn to approve the proposed signage as presented. Once signage is in place, photos shall be submitted to the Planning Board clerk.

Aye: 5 **Nay: 0** **Abstain: 0** The motion carried, 5 to 0, all voting aye in favor.

Mr. Kellogg presented location and height of the proposed lighting for the front façade of the building. The proposed lighting will feature lantern style lighting for the driveway entrance pillars, and the use of LED bars mounted within the second groove of the cornice façade. Each bar of light will contain 6 watts of light per foot. Light is controlled by timer and is on a dimmer. The Board reviewed the lighting regulations and standards from the Zoning Code. The Board is concerned that what is being proposed will impact the neighbors, the nearby residential district, and does not exhibit subtle lighting. The Board has requested a photometric analysis of the exterior lighting be collected to examine the cumulative impact of lighting from the parking area, main building, and restaurant. Mr. Kellogg will return to the board when he has collected any data or findings of the impact of the lighting to include a photometric analysis.

Discussion:

The Board expressed their strong concerns about the business operating in violation of the Village's Zoning Code in a residential district without site plan approval. John Fenton, ZEO, informed the Board that he has exhausted all forms of enforcement from issuing a stop work order to issuing appearance tickets, and that the owners of this business have a court date scheduled for July 17, 2019. Discussion amongst the Board and the ZEO continued concerning the legality of the business continuing to operate. The owners have expressed to the ZEO that they are invested to stay at this location on E Market Street, and are willing to exhaust all the zoning options in order for them to stay there. John Fenton, ZEO, discussed the fines and violations that the business would incur if they continue operating at this E Market location. The Chair, David Miller, was given unanimous consent to submit letter from the Planning Board to the court to be read during the proceeding.

A Motion was made by Timothy Decker and seconded by John Clarke to approve the June 18, 2019 meeting minutes as submitted.

Aye: 5 **Nay: 0** **Abstain: 0** The motion carried, 5 to 0, all voting aye in favor.

A Motion was made by Timothy Decker to adjourn the meeting and seconded by David Miller. The meeting was adjourned at 8:11 pm.

Respectfully Submitted;

Ryan Dowden, Planning Board Clerk, (07/22/2019)