

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

Village of Rhinebeck Planning Board Meeting Minutes

September 3, 2019

Village Hall, 2nd Floor

Beginning: 7:00PM

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

Absent: John Clarke

Agenda

Chantel Collins

41 South Parsonage Street

Rhinebeck, NY 12572

Request-Site Plan- Proposed installation of carport and storage area.

Applicants are requesting the installation of carport and storage area. They are proposing to install a carport over the previous garage footprint. The new structure will need to comply with setbacks and the allowable lot coverage. A variance may be needed due to fact that carport would encroach on septic if set back further. ZEO John Fenton will research lot coverage calculations. Storage shed is 672 square feet and will not contain windows. Board also reviewed the need for downspouts and drainage from carport to be represented on plans. Plans display the roof line lying on property line without any relief of water drainage. A recommended drywell with use of an existing hole where garage was once located was discussed. Applicant shall return to Board with amended plans that include calculations of lot coverage, drainage plans, dimensions of house, carport and storage.

Cohens Bakery

6384 Mill Street

Rhinebeck, NY 12572

Request: Sign application-proposed sign installation

Owner, Gennaro Garcia of Cohens Bakery (previously Calico's) was represented by his project sponsor from Timely signs. Pictures of proposed signs were reviewed by Board. All submitted sign pictures met the Village code calculations for approval. Owner will first be replacing the single post sign. Lighting will not be utilized in any of the signs. Planning Board discussed the existing menu case located on outside of building. Board request applicant to review the need for the display case. A recommendation was given to applicant for removal of case as it does exceed the allowable square footage. Planning Board recommends owner to review Village of Rhinebeck zoning code sign laws. Proposed sign will not project beyond steps entering the establishment. A picture will need to be sent to John Fenton for file and compliance.

A **Motion** was made by Mary Quinn and seconded by Michael Ghee to approve sign application.

Aye: 4 Nay: 0 Abstained: 0 The **motion** is carried by a 4 to 0 vote.

The Board continued discussion regarding the library sign. The project sponsor for Cohens (Timely Signs) is also working on the sign for library.

Discussion:

139 Montgomery Street is following up on previous meeting. Mr. Stout delivered amended plans to ZEO. Plans being presented at meeting have further amendments to the elevations. Updated copies were distributed to board. Mr. Stout has removed the garage from plans. House was moved closer to street. Applicant has provided an area photo of surrounding properties amongst their property. New elevations, parking, removal of garage and placement of pool were presented to the board. The septic boundaries required by the DOH were represented on the plans. Landscaping on property was discussed. Chairman David Miller reviewed procedural steps for Mr. Stouts application. Application will need to be submitted to Village Planning/Zoning Clerk. Submission will need also be reviewed by the Town of Rhinebeck due to the property being located in both Town and Village. The two existing curb cuts were discussed in regards to visibility and frequent usage from non-property owners. The DOH responded to this application with comments. Soil data has been documented. The Board will not be able to make a determination without the completion of a full application. Plans submitted should show existing landscaping along with proposed. Applicants will be submitting application with the updated plans. Mr. Fenton will review and distribute to Town. Mr. Fenton will walk through property with applicant and discuss further actions with Town of Rhinebeck building inspector.

Planning Board continued discussions regarding various businesses in village.

A **Motion** was made by Timothy Decker and seconded by Michael Ghee to adopt the minutes from August 20, 2019.

Aye: 4 Nay: 0 Abstained: 0 The **motion** was carried by a 4 to 0 vote.

Meeting adjourned at 8:03 pm

Respectfully Submitted,
Larissa DeLango

