

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

Village of Rhinebeck Planning Board Minutes

October 1, 2019

Beginning: 7:00PM

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

Absent: Mary Quinn

Agenda

Art Gallery 71

71 East Market Street

Rhinebeck, NY 12572

Request-sign application

Art Gallery is requesting an 8x4 square foot sign set on a free-standing post. Board reviewed provision in code stating that free standing signs are not permitted unless front plain of structure is at least 21 feet from property line. Preference for Village signs are either wall or projected post signs. A variance to the Zoning Board of Appeals can be submitted if applicant decides to present the application for a free-standing post. Board also discussed following the code regulations for a projected sign. Applicants will need to decide placement of projected sign along with adherence to height and width regulations. A procedural review of the ZBA was given to the applicants. Specific arguments including measurements from various points of building will need to be submitted to ZBA to establish justification for the granting of a variance. Board continued to discuss sign options that can be placed on building.

J&K Curthroys/Owen McGettrick

17 Livingston Street

Request- Site Plan application- proposed new addition

Applicant residence is located in the Historic District. Addition will be located at backside of house, not visible from street. New cedar siding will be consistent with existing. Vertically portioned windows are required by Village Code. Applicant will divide the windows to meet the required vertical window standard. Fencing will be wood with wire incorporated. Hogs fence was discussed as an option for fencing by applicant. A variance will not be needed for this application. Setbacks do not exceed allowable parameters. Board reviewed the allowable materials for roof and stated that wood is to be painted.

A **Motion** was made by John Clarke and seconded by Michael Ghee to approve the Site Plan with condition that applicant follow the approved façade materials as approved and outlined by Historic District overlay code. Windowpanes must be vertically proportioned. Hedge in front of house is cleared for optimal sidewalk accessibility. Repair of damaged area of sidewalk be addressed.

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

Discussion:

Owner of Sunflower Natural Food Market met with Board to discuss possibility of additional signage to assist both community and store owners with locations off the main path of the Village. The Chamber of Commerce is involved in conversations with business owners in that area. Promotion of village businesses that are located off frequented main pathways of pedestrians are requesting suggestions and relief on how to direct customers to the area. A formal submission to the Village Board from the Chamber of Commerce was suggested in helping to assist alleviate some business owners concerns in regard to the Village sign regulations. At this moment the Village of Rhinebeck Code prohibits off site signs. Discussion continued from both the owner of Sunflower and Board on how to promote businesses that are off the main foot traffic path to their stores. Board reviewed the sign regulations per Village Code. Planning Board and ZEO are not authorized to change code. A recommendation to approach the Village Board for change of an existing code was given.

Discussed Zephyr at 11 W. Market Street. John Fenton will review. Business does not need a building permit or change of use.

Reviewed previous minutes in regard to CO. materials that were approved vs. what was used. John Fenton will need to review if there was a violation of approved site plan.

Minutes from September 3, 2019 will be reviewed for upcoming meeting.

Plantings, ground cover and crushed stone throughout the village was discussed.

A **Motion** was made by Timothy Decker and seconded by John Clarke to adjourn the October 1, 2019 meeting at 8:10pm.

Aye: 4 Nay: 0 **Motion** carried 4 to 0 vote

Respectfully Submitted,
Larissa DeLango

