

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

Village of Rhinebeck Planning Board Meeting Minutes

October 15, 2019

Beginning: 7:03PM

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

Absent: John Clarke

Agenda

Art Gallery 71

71 East Market Street

Rhinebeck, NY 12572

Request-sign application

Applicant representing Art Gallery 71 - no show

Discussion:

Planning Board discussed the argument from All that Java in regards to the Methodist Church operating as a for profit business. The Church serves as a clothing drop, clothing is then bought by an outside company. Planning Board states that the Methodist Church does not have a for profit business operating on the property. A recommendation was given to Board to pass a unanimous resolution requesting that the Village Board defer this case to the Supreme Court to permanently remove All that Java from the church property. Board continued discussion on how All that Java is operating without approval in a residential district. Board referred back to code book "Village Center Principles". Review of code continued to define what establishes a restaurant and/or retail business in the Village. "A retail business excluding drive thru food establishments where food and beverages are sold to customers for consumption at a table or a counter or patio or off the premises as carry out orders". Satisfaction of parking requirements would be needed. Restaurant is a special permitted use in the Village Center.

Board will ask Planning Clerk to locate the Montgomery row 1 Site Plan that shows allocation of number of allowable parking spots and review for language included that limited the number of spaces for restaurant usage.

Grand opening for Zephyr regarding the expansion of their store into the adjacent vacant space. Sign approval needed for additional sign displayed on new retail space. Board discussed the connection of both retail spaces, either by existing door or newly reopened wall.

A **Motion** was made by Timothy Decker and seconded by Michael Ghee to approve the minutes for September 3, 2019.

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

A **Motion** was made by David Miller and seconded by Michael Ghee to approve the amended minutes for October 1, 2019.

Aye:3 Nay:0 Abstained: 1 Mary Quinn was not present for the October 1, 2019 meeting. **Motion** was carried 3 to 1 vote.

Board discussed violations that have not yet been addressed with ZEO.

Letter will be sent by Clerk to address the required sign application for the new business occupying the Grand Cru.

Board reviewed conditions and status of 108 East Market Street construction. Molding, windows and entry door were discussed. Any conditions that were placed on application when approval was given will be reviewed by the ZEO prior to a C/O.

ZEO and Board discussed the phases of the water project that will begin on Route 9 by hospital.

Board discussed Mr. Cuthroy's property that lies on 2 separate parcels. Fence is in violation in regard to what is considered frontage, a variance will be needed. Discussion on what is considered frontage continued, fence is currently 6ft.tall.

Village Board will need to recognize a definition of light manufacturing. Attorneys will review a draft of new written code and forward to Village Board.

Board discussed creation of hospital district. John Fenton reviewed the permissions given to the hospital within the draft that identifies specific allowable uses and restrictions.

Motion to Adjourn the meeting at 7:33 PM by David Miller and seconded by Timothy Decker.

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

Respectfully Submitted,
Larissa DeLango, Minutes Recorder

