

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

Village of Rhinebeck Planning Board Minutes (Draft)

November 5, 2019

Beginning: 7:00PM

Present: Michael Ghee, Mary Quinn David Miller, Timothy Decker, John Clarke, Clerk-Ryan Dowden

Absent: ZEO John Fenton

Agenda

Art Gallery 71

71 East Market Street

Rhinebeck, NY 12572

Request-sign application continuation

Applicant displayed a depiction of proposed sign location. The existing sign in the window will be removed. Applicant requested that he be allowed to place sign on the right-hand side of the post, offset from center. A block of wood that post will be mounted on will be painted white. Board agreed with placement of sign. Measurement of sign is 8.4 square feet (20x48 inches). Board recommended the address number be displayed on door as it can be utilized as a 911 address identifier and be up to 5 inches big. Applicant did not have accurate representation of sign colors submitted to the Board. A black and white with red accent digital photo was shown to Board. A printout or email will need to be given to Clerk of the exact sign that will be displayed. Board reviewed restrictions of the current sign code with applicant.

A **Motion** was made by Mary Quinn and seconded by David Miller to approve the sign application.

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

Bello the Barber Shop

19 E. Market Street

Rhinebeck, NY

Request: sign application

The existing sign exceeds the allowable square footage, sign will need to be minimized. Board reviewed allowable square footage for sign and determined that 6 inches will need to be removed. An inch and a half removed from all four sides of sign will then allow it to fall in compliance with code. The sign will also need to be relocated a foot closer to the building to comply with the 5ft. off building code. A photo will be sent to the ZEO to ensure measurements are correct.

A **Motion** was made by John Clarke and seconded by Mary Quinn to allow the reconfiguration of the existing sign to 18 square inches and be located no further than 5 ft off the front plane of the building.
Aye: 5 Nay: 0 Abstained: 0 **Motion** carried 5 to 0 vote

CO/All Media Communications Inc.
6571 Springbrook Avenue
Rhinebeck, NY
Request: Sign application- Amendment to sign approval.

A sign maximum of 30 square feet is allowable for entire site. Signs current cumulative square footage is at 31. The Board is requesting that a foot of signage be removed to comply with approvals. The "CO" sign located on the building includes a rectangular shaped black wood finish with metal lettering. Board has requested a foot taken off the finished wood background. Original approval included a cobalt blue sign, sans wordage with a maximum 30 square feet. Procedure for a variance was discussed with applicant.

A **Motion** was made by Timothy Decker and seconded by Mary Quinn to approve sign amendment contingent upon not exceeding a total of 30 square feet. for the property. A final picture will need to be sent to the ZEO upon completion.

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

David Borenstein
6536 Springbrook Avenue
Rhinebeck, NY
Request: Special Permit, schedule Public Hearing.

Proposed apartment would be located on first floor, behind the pottery studio. The property is located in the Gateway zoning district. Chairman David Miller read in ZEO, John Fenton notes, stating that the proposed residential is compliant with square footage, fire code and septic requirements. Drawings were not submitted to Board. A Special Permit and public hearing are required for this application. Mr. Borenstein's request complies with code guidelines of an allowable 500 square feet residence, not located in front of building and has own entrance and own off-street parking. There is an existing handicap parking spot located at front of building. Board will review where handicap parking was placed on existing approved Site Plan. Board requested a review of previously approved Site Plan for property to assure parking compliance. Applicant will have prepared completed drawings with square footage along with previously approved Site Plan. Maintenance/property cleanup has been requested by Board.

Zephyr
11 West Market Street
Rhinebeck, NY
Request: needed sign application.

Property owner did not submit plans for the Board to review. Business owner of Zephyr dress shop represented herself. Business with consent of owner has expanded to the connecting retail space. A door/panel was removed to allow access to adjoining retail space. The Board reviewed the unapproved

new signage located in window of expanded retail space. Business is allowed a new sign with approval from Planning Board. Applicant will need a sign application, along with the total square footage of retail space and square footage of signage existing and proposed. ZEO may need a site visit to review building alteration in accordance to the building code.

Discussion:

Board discussed previous applications that have, and still need to be visited by ZEO. Board discussed building and parking on White's corner. All that Java's court appearance has been delayed until later this month. Planning Board does not have a confirmed location of store as of yet. Montgomery row 1 parking approvals were discussed. According to code, a restaurant with no seating is not required a parking space. Other businesses may show concern in regards to lack of available parking spots if a new business opens that does not require designated parking.

Planning Board discussed asphalt and gravel being utilized to fill damaged/ missing sidewalks and it usage of replacing approved landscaping. Board referred back to existing code that has not been changed by Village Board.

A new company has taken over the hospital, it is now in question whether the drafted new regulations that have been in the works will stand. To date, there has not been an agreement between the Village and the hospital.

The Amsterdam was questioned if approval was sought for the patio cover and gravel replacing landscaping in their front yard. Clerk, Ryan Dowden interjected that a tent permit was pulled.

A **Motion** was made by Timothy Decker and seconded by Mary Quinn to approve the minutes for October 15, 2019.

Aye: 4 Nay: 0 Abstained: 1 John Clarke was not present for the October 15th meeting. **Motion** carried 4 to 0 vote

Upcoming agenda items include new business replacing Grand Cru, and outdoor seating for Cohen's Bakery.

Motion to Adjourn the meeting at 8:16 PM PM by Timothy Decker and seconded by Mary Quinn.

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

Respectfully Submitted,
Larissa DeLango

