

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

Village of Rhinebeck Planning Board Minutes (Draft)

November 19, 2019

Beginning: 7:00PM

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

Agenda

PUBLIC HEARING

David Borenstein

6536 Springbrook Avenue

Rhinebeck, NY 12572

Request-special use permit

Public Hearing

A **Motion** was made by Timothy Decker and seconded by Michael Ghee to open the public hearing at 7:00 PM.

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

There were no public comments in regard to this application.

A **Motion** was made by Timothy Decker and seconded by Michael Ghee to close the Public Hearing for this application.

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

ZEO, John Fenton commented that the septic tank located at 6536 Springbrook Avenue is large enough to accommodate the proposed three-bedroom apartment. Board reviewed the layout of the parking lot, including the location for handicap parking. Handicap parking must be located to the closest space available in the parking lot. The signed Site Plan was not located in time for the meeting. A discrepancy of what was approved for parking was discussed. Applicant displayed a to scale Site Plan that he had in his possession. The amount of space required to back out of a parking space was discussed. The Board questioned if the plans reflected the adequate space to allow would allow the vehicles to back out safely. A conversation of placing no parking signs along with striping of the lot continued. The occupants of the pottery business will need to adhere to the parking guidelines as to ensure safety for customers and allow access for emergency vehicles. The proposed apartment does not meet the guidelines to be considered handicap accessible.

A **Motion** was made by Timothy Decker and seconded by Michel Ghee to approve the granting of the Special Use Permit in conversion from office space to a three bedroom apartment with the condition that a No Parking sign be placed and property owner enforce the no parking rule. Sign should be placed to the rear of handicap space at the narrowest point.

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

David Ashen/Jennifer Lucas
54 South Street
Rhinebeck, NY 12572
Request- Site Plan

Project sponsor, Jennifer Lucas presented plans for the proposed construction of an enclosed mud room over the existing covered porch. Identified the new area for house entry and relocation of steps. Former front door will be replaced with a window, in turn replacement of existing window will now be entry door. A door will also be constructed for access to porch through bedroom. Two doors and two windows will be located on the front porch. The existing plan was compared to proposed Site Plan. Stairs will also be relocated to benefit the proposed plan. Project sponsor reviewed the aesthetics of the windows within the living room and adjacent room. The walkway leading up to the porch will need to be identified on the Site Plan. The Board discussed the existing condition of the sidewalk. If sidewalk is need of repair the Board will require the sidewalk to be fixed as a condition of approval. The material of the siding will need to be confirmed. The handrails required for steps should be architecturally more compatible than pipe and also will need to be presented on the Site Plan. The requirement of a railing around the deck will be further investigated by the ZEO. The grade of the ground in comparison to the porch will also need further investigation to ensure correct level grade and if railing will be required. The Board questioned if landscaping changes were to occur. The Board requested for project sponsor to return with an amended Site Plan identifying any landscape changes, relocation of walkway to steps, material of siding, replacement of handrails with compatible wood and repair of any non-compliant sidewalks. Project sponsor will return with amended Site Plan to reflect board request.

Board discussed the Catholic church listing the school property for sale. John Fenton discussed meeting that was held with realtor and various Town/Village elected officials. A use chart was reviewed at the meeting. Board discussed the history of school building and various options for its future.

A **Motion** was made by David Miller and seconded by Timothy Decker to approve the minutes from November 5,2019.

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

The Board discussed the draft for the hospital district. Nuveane healthcare has replaced Healthquest. Board discussed future steps that they would like included in the final draft for the hospital. Board also discussed speaking with the Planning Board liaison to establish what plans the Village Board has for the final draft. The Board have concerns they would like to address regarding the hospital district.

An All That Java update was given by ZEO, John Fenton. Board continued discussion on availability of parking in Montgomery row 1.

Motion to Adjourn the meeting at 8:04 PM by John Clarke and seconded by Timothy Decker.

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

Respectfully Submitted,
Larissa DeLango