



# VILLAGE OF RHINEBECK

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### PLANNING BOARD MEETING

76 EAST MARKET STREET, RHINEBECK, NY 12572

### AGENDA

January 7, 2020  
Beginning at 7:00 PM  
Village Hall, 2<sup>nd</sup> Floor  
Conference Room

#### Agenda:

**David Ashen/Jennifer Lucas**  
54 South Street  
Rhinebeck, NY 12572

Request: **Site Plan** – Proposed construction of a vestibule on the front porch, replace current front door with window, and replace window in bedroom with door to porch. Proposed construction of a deck attached to the garage. (Continued from November 19, 2019 meeting)

**Sanya Levi**  
8 Platt Avenue  
Rhinebeck, NY 12572  
Request: Propose to exceed the 25' ft. front setback

**Kenneth A. Nugent**  
30 Orchard Street  
Rhinebeck, NY 12572  
Request: **Special Use Permit** - Proposed Accessory Apartment located in the basement of a Single Family Dwelling. Located in the Residential Zoning District

**MegaBrain Comics/Brian T. and Jean D.**  
15 East Market Street  
Rhinebeck, NY 12572  
Request: **Special Use Permit and Site Plan Review** – Proposed comic book store with area for arcade machines/games

#### Discussion:

- Previous Meeting Minutes: November 19
- Anything else for discussion...

**Adjournment:**

Respectfully Submitted;  
Ryan Dowden, Planning & Zoning Department/Board Clerk (12/31/2019)

**(Please be advised that this agenda is subject to change).**