



VILLAGE OF RHINEBECK

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AGENDA

PLANNING BOARD MEETING

76 EAST MARKET STREET, RHINEBECK, NY 12572

ANNOUNCEMENT: Due to public health and safety concerns related to COVID-19, the Planning Board will not be meeting in-person. In accordance with the Governor's Executive Order 202.1, on Tuesday, **June 16, 2020** beginning at 7:00 PM; the Planning Board meeting will be held via videoconferencing, and a transcript will be provided at a later date. The public will have an opportunity to see and hear the meeting live, and provide comments when permitted by the Chair, especially, during any publicized public hearing.

The public can watch the live meeting online through the Zoom video service, and later a recording of the meeting will be posted on the Village of Rhinebeck's website (www.rhinebecknyvillage.org). If any interested members of the public would like to provide comments when appropriate on an application, please contact via email the Planning Board Clerk for a Zoom meeting invitation at rdowden@villageofrhinebeckny.gov prior to the meeting day. This option does require that the interested person be familiar with Zoom.

To login for this meeting please follow the invitation link and prompts:

<https://zoom.us/j/96275849776> Meeting ID: 962 7584 9776; Password: 495444 - Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown) *Please be aware this login and access

information can only be utilized on night of and not beforehand.*

If you prefer a different method, comments can be called in during the meeting to an assigned phone number that will be provided, see above. An alternative method instead of using Zoom to send in comments we recommend they be emailed before the meeting to Ryan Dowden, Planning Board Clerk, at rdowden@villageofrhinebeckny.gov. **Please check the Village of Rhinebeck website for updates and announcements.**

INSTRUCTIONS TO ACCESS THE VIRTUAL MEETING: If you have a computer with a camera and microphone, tablet or smartphone; once you have your invitation follow the link, and with a Zoom Meeting ID and password you will access the "Waiting Room." The clerk, will then allow you into the meeting; you will then be an attendee to

76 East Market Street, Rhinebeck, NY 12572-1697 845-876-1922 845-876-5453 Fax
www.rhinebecknyvillage.org

the live meeting. If you prefer to just listen, and not be seen or heard please turn off your camera and microphone upon entering the meeting. On the evening of June 16, 2020, shortly before 7:00 p.m., log in with your computer, tablet, smartphone, or telephone. You will be placed on hold until the meeting starts. Questions about accessing the Zoom videoconference should be emailed to the clerk before the 16th, to Ryan Dowden, at rdowden@villageofrhinebeckny.gov. If you are a interested resident and/or an interested neighbor that wishes to speak on the night of during for the public hearing listed below please notify the clerk to add you to the list. Thank you

June 16, 2020

Beginning at 7:00 PM
76 E Market Street
Rhinebeck, NY 12572
Zoom Virtual Meeting/Video-Conference Meeting

Agenda:

John J. Woods & Kenneth A Nugent

22 Orchard Street

Rhinebeck, NY 12572

Request: **Special Use Permit** – * The applicant has decided to not continue with his special use permit request and has withdrawn his application.*

PUBLIC HEARING

Prudence & Kati Garcia-Renart

6463 Montgomery Street

Rhinebeck, NY 12572

Request: **Special Use Permit** – Proposed conversion of a two bay garage into an accessory dwelling unit. This property is located in the Residential District

Continued and New Business:

6384 Mill Street LLC-Warren Temple Smith, R.A. Agent

6376 Mill Street / “The Hub”

Rhinebeck, NY 12572

Request: **Site Plan – Proposed Lodging Facility** - Proposed new 3 floor 4,950 sq. ft. building; with proposed commercial retail or restaurant on the ground floor, and lodging guest rooms on the first, second, and third floors. Proposed basement. Proposed name to be used; “The Hub.” This property is located in the Village Center and Historic Overlay Districts.

Elizabeth Petropoulos and B/T General Contractors Inc.

30 Livingston St

Rhinebeck, NY 125720000

Request: **Site Plan Phase 1** – Proposed exterior alterations/remodel, and fence. These exterior alterations include changing the windows, installing a fence, constructing an additional means of entrance and egress, and other updates to only the house.

This property is in the Residential/Historic District Overlay.

Coach Farm Enterprises Inc.

6384 Mill Street

Rhinebeck, NY 12572

Request: **Site Plan and Sign Application** – Proposed retail location with office space. Items sold will be pre-packaged, and designed for purchase to-go sales. This property is located in the Village Center Business and Historic Overlay District.

Norwood North Inc., Todd Norwood

129 East Market Street

Rhinebeck, NY 12572

Request: **Site Plan** – Proposed addition of a second floor to a current one story single family dwelling. Additional exterior changes include changing to wood siding, fresh paint, and the detached garage changed to board and batten siding and painted. This property is located in the Residential and Historic Overlay District.

Corcoran Country Living

51 East Market Street – Suite 3

Rhinebeck, NY 12572

Request: **Sign Application** – Proposed hanging sign 1 ft. 3” inches x 2 ft. 8” inches; and 2 sets of window decals measuring – left side - 1.21 sq.ft., and right side - 1.04 sq.ft. ; 1 door decal measuring 0.262 sq.ft. Total sq. ft. proposed 5.842 sq.ft. This property is located I the Village Center Business and Historic Overlay District.

Discussion:

-Adel Chefridi – 47 East Market Street, Rhinebeck, NY – proposed sign options for future sign application for a new retail business.

-Previous Meeting Minutes: May 19 2020

-Anything else needed to be discussed...

Adjournment:

Respectfully Submitted;

Ryan Dowden, Planning Board Clerk, (6/9/2020)

(Please be advised this agenda is subject to change)