

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

**Village of Rhinebeck Planning Board Minutes**

**February 4, 2020**

**Beginning: 7:00PM**

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

**Agenda**

**Ellen Renaldo/Kathryn Whitman, Architect**

**11 Platt Avenue**

**Rhinebeck, NY 12572**

**Request: Site Plan and Side Yard Variance-proposed three car garage with playroom above. Side yard variance of 2 ft 11inches with relief of 7 ft. 1 inch**

Architect Kathryn Whitman identified existing garage and proposed replacement garage. The existing garage is 2.9 feet from the property line. The proposed garage will be shifted back 6 feet to create more turnaround space but will keep the same distance of 2.9 feet from property line. New proposed garage will be in the same position but will now need relief of for 7-foot 1 inch variance because it is in the side yard setback.

Ms. Whitman also identified the area in which an inground pool is proposed. Board requested project sponsor identify areas of both the septic and leach field. Ms. Whitman displayed the plans acknowledging the required 35-foot required distance from leach line to the pool. Pool equipment will be kept in the proposed garage. Board questioned the need for three bays in the garage. Ms. Whitman explained two of the doors will be utilized as one larger garage door to open to the pool but will also serve a dual function as a three-car garage. Neighboring properties include garages that are located on property line. This property is not located in the historic district, and Site Plan approval is not required by the Planning Board. Applicant requires a recommendation from Planning Board to the Zoning Board of Appeals to obtain a variance. ZEO, John Fenton reviewed the existing septic tank being removed and replaced with an H2 septic system. Board discussed the placement and encroachment of new leach field and septic in regard to the neighboring properties. Mr. Fenton explained that there is sufficient room for a leach field with the home only being a three bedroom. A bathroom above the garage that will be utilized for the pool contains a shower, sink and toilet with no bathtub. There is not a kitchen above the garage. Board discussed water discharge from proposed roof of the new garage. Gutters and downspouts will be installed with water being directed toward applicant's property. Drainage system must be designed so that water discharge does not go onto neighboring property.

A **Motion** was made by John Clarke and seconded by Mary Quinn for a positive recommendation to the ZBA with the suggestion that the ZBA consider two conditions. First condition requires drainage from the pavement and the roof of new garage be directed away from the eastern property line. Second condition is for property not to be used for temporary rentals and/or accessory apartment without further approvals.

Board stated their findings as same distance from existing garage so that there is not an increase in intrusion into the side yard setback. Septic system also must have ample room to not effect neighboring property.

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

## **Discussion**

### **Joe Cassarino presentation**

#### **Former Bulkley Middle School property**

Mr. Cassarino began by thanking the Board for their help and direction with the property located on 30 Livingston Street.

Mr. Cassarino approached the Board for their opinions on his plans in the development of the Buckley Middle School property. Mr. Cassarino stated that he has not purchased the property nor has he approached the owners of the property for their consent. Mr. Cassarino stated that he would like to demolish the existing building and replace it with historical looking homes. Mr. Cassarino distributed an unofficial pre application for Board to review and discuss that contained the idea for six new historical looking single family homes. The proposed plots for the homes were displayed and aesthetics were discussed. Board reviewed if existing school was listed as a contributing building in the historic district. It is unclear if the entire site or portions thereof are contributing to the historical preservation records. Further discussions ensued with Board and applicant in regard to a previous fire on property and if rebuild of portions of property may be recognized as historic. Further discussions proceeded in how this property may be utilized and if it would need to be rezoned. Mr. Cassarino expressed that he would not entertain the idea of utilizing the existing building. Board continued to entertain the re-configuration of single-family houses on the property while keeping the parts of the original building intact. Mr. Cassarino re-approached the idea of demolition. The Board discussed the proper steps to move further with this application. Mr. Cassarino would need to approach the property owner for authorization to discuss the property in a presentation. A demolition permit and a Site Plan would need to be submitted. Authorization from property owner would need to be obtained and submitted to allow him to move further in the process of obtaining a demolition permit. Board and ZEO discussed the potential of asbestos and its removal from building versus a demolition. Determination for demolition will ultimately need to be reviewed by ZEO and relayed to property owner. Planning Board and ZEO can go no further without authorization from the property owner.

#### **Astor Home for children-fence installation**

Board previously approved an eight-foot fence surrounding the property excluding the front of the property that has a six-foot fence. Representative for Astor home discussed the need for the front fence to go from six feet to eight feet. A brief background of rules and regulations in the determination of what is considered eminent risk with an inclusion of safety procedures for the children were discussed. An elevation photo was presented to the Board to represent what an eight-foot fence would look like. The proposed eight-foot fence would be minimally seen from the road. It is not located on the perimeter of the property. New fence will reflect the existing fence that was previously approved. There will be no change in gate placement and no change in color.

A **Motion** was made John Clarke and seconded by Mary Quinn to approve the amended eight-foot fence consistent with the style that is represented in the drawing.

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

Board continued discussion regarding parking on the property and off-street parking.

A Motion was made by David Miller and seconded by Mary Quinn to approve the amended minutes for January 21, 2020.

Aye: 4    Nay:0    Abstained:1 John Clarke was not present at the January 21, 2020 meeting. **Motion** carried by a 4 to 0 vote.

John Clarke discussed the Village of Rhinebeck Board of Trustees workshop meeting he attended regarding the hospital district. Mr. Clark reviewed the discussions that included traffic, parking and building visibility. He also briefly discussed viewpoints from the public and the Board of Trustees.

A Motion was made by Timothy Decker and seconded by John Clarke to adjourn the meeting at 8:44 PM

Respectfully Submitted,  
Larissa DeLango