

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

Village of Rhinebeck Planning Board Minutes
Remote Zoom Meeting

May 19, 2020

Beginning: 7:00PM

Virtual Meeting/Video-Conference Meeting, Zoom

Present: Michael Ghee, Mary Quinn, David Miller, Timothy Decker, John Clark, ZEO John Fenton, Planning and Zoning clerk Ryan Dowden.

Agenda

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

6376 Mill Street

Rhinebeck, NY 12572

Request: **Site Plan** – Proposed new 3 floor 4,950 sq. ft. building; with retail or restaurant on the ground floor, and lodging guest rooms on the first, second, and third floors. This property is located in the Village Center and Historic Overlay Districts

Attorney Victoria Polidoro is representing 6384 Mill Street LLC. The physical address of the property is 6376 Mill Street. It is currently a vacant lot adjacent to the Frontier telephone company. Engineer, Christian Paggi presented the Site Plan to the Board. The presentation included information on proposed parking, ingress and egress of the property, and Village water and sewer accessibility. The Board requested numbering the proposed parking spaces. The Board also questioned the allocation of the existing parking spaces. Mr. Paggi referred the Board to the parking calculations presented on the Site Plan. The commercial space calculations are left open ended for this moment to include the possibility of either retail or restaurant. The parking calculations also include the proposed nine lodging units. Victoria Polidoro spoke to the allocated parking spaces. All parking spaces in the proposed lot are held by 6384 Mill Street LLC. The property owner also owns parking across the street which may be allocated if need be. Board stated the location of past paperwork that may prove otherwise in regard to parking allocation to various businesses. Ms. Polidoro requested access to that information for review. Architect Warren Temple Smith discussed the architectural design of the proposed hotel complex building both interior and exterior. Mr. Smith also discussed relocating the Chamber of Commerce booth to either the lobby or keep it a free standing structure adjacent to the hotel. Mr. Smith continued

the discussion by describing the inspiration from where the structural design began. Board requested physical markings to obtain a visual of the actual covered property. Property does have a patio in back that can potentially have outdoor dining, but that is not being proposed at this time. Board stated that a retail store does not require a special permit but a restaurant would. This property is regarded as a lodging facility located in a commercial district. ZEO, John Fenton discussed the width of the access lane at 15ft. This is sufficient for cars and fire trucks. Board questioned if an access easement existed from the Frontier property. Ms. Polidoro stated that they do have access. Board discussed the possibility of removing the curb cuts for pedestrian and traffic safety. Access easement through Frontier property was suggested as an alternative entrance and/or exit. Board requested the Site Plan show all lighting and fixtures in accordance with code. A landscaping plan should be included along with the placement and enclosure of the dumpster. The front curb of property has been problematic due to the pavement material used. This allows vehicles to pull up on the sidewalk. Board requests to see sidewalk and landscape plans. Ground or roof level mechanical items should also be presented on the plans, as well as the removal or relocation of the large existing transformer on the site. Board requested a snow removal plan to maintain parking during winter months. Mr. Clarke discussed the architectural design with the applicant and Architect Mr. Smith. Mr. Fenton will be speaking with Mr. Paggi regarding the water and sewer for the project. Comments from the fire department will be requested. The plans will be circulated to the County. Ms. Polidoro requested the Board classify the project as an unlisted action and declare the intent for the Board to become the lead agency in a coordinated SEQRA review. Mr. Paggi will work with Mr. Fenton to distribute plans to involved and interested agencies. A motion was made by John Clarke and seconded by Michael Ghee to declare lead agency.

Roll Call Vote:

Michael Ghee -Aye

Mary Quinn- Aye

Timothy Decker -Aye

David Miller-Aye

John Clarke-Aye:

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

Elizabeth Petropoulos and B/T General Contractors Inc.

30 Livingston St

Rhinebeck, NY 125720000

Request: **Site Plan** – Proposed exterior alterations/remodel, fence, and in ground pool –

This property is in the Residential/Historic District Overlay.

Project sponsors Gille Depardon and Sharon Li represented 30 Livingston Street, owner Sharon Petropolous.

Mr. Fenton requested the Board make a negative or positive recommendation for the ZBA. This property is a pre-existing undersized lot that is seeking an area variance for additions. Building dates back to approximately 1850 and is listed on the historic register. Project sponsors began their presentation of the Site Plan to the Board. Mr. Depardon reviewed the architectural plans with the Board. Mr. Depardon stated owners would like to paint and add windows to the house. They would also be replacing existing vinyl windows with wood framed. Historic windows will be restored. Owners are also requesting adding a pergola in the back along with a pool. Project sponsors are proposing replacing the front porch windows with full length glass doors. Board discussed changing the facade of an historic building with existing historic windows to non historic glass doors. Board also discussed the history and location of septic and leach fields. Concern arose for the size and efficiency of the existing septic tank. Project sponsor will be working with the Engineer further. A SAN 34 form will need to be completed. Property owner will first need to identify with the Engineer the capacity of the tank. The Department of Health will be involved with this process, although if this proposal does not involve additional bedrooms, the septic system may not need modifications. Board identified the proposed new pool and pergola addition to be part of the second stage of application. Currently, phase 1 of this application is to address proposed changes to the facade. Mr. Depardon continued discussion of the renovations to the rear of the home. Owner is requesting sliding doors leading to the porch. The former site plan from the previous owner was discussed in regard to the back side window. Lighting of property was reviewed. Sconces are located at the front of home. Upgrading columns and railings located on the front porch and proposed side porch were discussed. Additional lighting to the east side of home will be needed. Sidewalk in front of home will need to be looked at for possible repair. Project sponsor requested to view the previous owners approved Site Plan. A landscape plan with fencing was discussed by Mr. Depardon. Fence detail and landscape plan is requested by the Board. Board suggested Project sponsor to review the lighting section of code.

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

Mr. Fenton reviewed the additional documentation needed for this application. Items that are still needed include setbacks, elevation, aerial view for parking and construction detail. Applicant stated that the existing garage has electricity but no other amenities. Applicant displayed hand drawn plans of the proposed conversion from an existing garage to a studio apartment. Footprint of the proposed is 447.5 square feet. Plumbing is serviced through village

sewer and water. This application is a change of use which in turn will require a variance. The Board discussed how the change of use triggers a review of existing parking. Mr. Fenton requested it be further discussed when the applicant returns with the required paperwork. Applicant will be seeking an area variance with relief for required parking. An electronic copy of the survey was requested by the clerk. Applicant will be on the next Planning Board meeting on June 16, 2020. A positive or negative recommendation will be issued at that meeting to assist the ZBA.

John J. Woods & Kenneth A Nugent
22 Orchard Street
Rhinebeck, NY 12572

Request: **Special Use Permit** – Proposed conversion of a Single Family Dwelling into a 2 Family Dwelling. This property is located in the Residential District

Mr. Fenton reviewed information pertaining to this application. The second dwelling area would be located in the basement so elevations are not required. Board will review the front door entering the new space. Special permit to change to a two family house will require a public hearing. Applicant states that there is sufficient parking is located on the property. Board has requested the submission of the design that will allow access from the outside to the downstairs basement apartment. Plan should include the outside design of accessibility to the second dwelling. Plans should also include parking with included measurements.

Tivoli Commons LLC, Pamela Morin
6467 Montgomery Street
Rhinebeck, NY 12572

Request: **Site Plan** – Proposed exterior additions and remodel. This property is located in the Residential District

Applicants Navin Sharma and Pamela Morin presented the Site Plan for 6467 Montgomery Street. The applicants are requesting an addition and structural repair to the historic 1845 house. Ms. Morin described changing the hexagonal roof along with the reshaping of the structure to blend in with the existing home, replacing windows and adding an addition to the rear of home with an extension to the roof line They are also proposing a handicap accessible ramp on the north side of the home. Materials will include wood siding and windows will be matched to

existing. Home is included on the historic registry. Board requested details on the porch railings. It was determined that railings are needed along the handicap ramp and must be painted. A motion was made by Timothy Decker and seconded by Michael Ghee to approve the Site Plan for 6467 Montgomery Street contingent upon the submission of the detail of porch railings and the handicap ramp has a railing that is consistent with the historical quality of the home.

Roll Call vote:

Timothy Decker-Aye

Mary Quinn-Aye

Michael Ghee-Aye

John Clarke-Aye

David Miller-Aye

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

Discussion:

Rachel Hyman-Rouse-Gary DiMauro Real Estate- representing Good Sheperd Church/Father Brogan Center 6 Mulberry Street/33 South Street – (Grid #: 6170-19-568209) Discuss possible options and uses for the building and property

Ms. Hyman reviewed the history of the site with the Board. She is looking for feedback from the Village on possible utilization for the property. Board presented the code book and its allowable uses for the specific property. Apartment building and or condos are not permitted. Process to change permissible allowances within the code would entail decisions from other governing Boards. The Planning Board explained to Ms. Hyman that they must follow the guidelines of the code. Board may only review what the code allows. Options were given to Ms. Hyman that included seeking a use variance through the ZBA and approaching the Village Board for a zoning change. The Village board may also entertain an overlay zone for a particular type of use.

A motion was made by Mary Quinn, and seconded by Tim Decker to approve the minutes for March 3, 2020.

Roll Call vote:

Timothy Decker-Aye

Mary Quinn-Aye

Michael Ghee-Aye

John Clarke-Aye

David Miller-Aye

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

Motion was made by Timothy Decker and seconded by Michael Ghee to adjourn meeting at 9:42 PM

Adjournment: 9:42 PM