

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

Village of Rhinebeck Planning Board Minutes (Draft)
Remote Zoom Meeting

June 16, 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.

Chairman, David Miller opened meeting at 7:00 PM

Agenda

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

Motion was made by Mary Quinn and seconded by Michael Ghee to open the Public Hearing. All in favor by raise of hands. Applicant reviewed their proposal for the conversion of a two-bay garage to an accessory dwelling. Applicant shared the elevations and photos of the property with the Board. Measurement from the side of the deck to the property line was stated to be 10 feet. Floor plan within the house was also displayed. There were no comments from the public. Property is located in the historic district. Board stated that windows in the historic district shall not be wider than they are tall. Applicant will change windows to adhere to the code. Existing material of the house is aluminum siding. Garage materials would need to adhere to code for historic district. Board requested new siding replacement material should be painted wood or hardy plank.

Motion to close the public hearing was made by Timothy Decker and seconded by Michael Ghee. All in favor by raise of hands.

Board continued discussion regarding parking in front of house. Board requested removal of half the asphalt pad to comply with code. ZEO John Fenton suggested a condition within the approval to not allow parking within the front yard. Applicant along with a public commenter added their knowledge of frequent front yard parking throughout the adjacent properties.

A **Motion** was made by Timothy Decker and seconded by John Clark to approve the accessory dwelling with the four conditions. Windows are of vertical orientation and adhere to the acceptable size for

district, front façade be a conforming material to code for historic district, parking area in front of home should be reduced to deter from front yard parking.

Roll Call Voice 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.

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. This property is located in the Village Center and Historic Overlay Districts.

David Miller began discussion on the proposed new lodging facility. Project sponsor, Victoria Polidoro spoke to the Board and public stating the name of the project is not permanent. Ms. Polidoro also spoke to the letter from Frontier in regards to the closure of the North exit. Review of the closure of the northern driveway was expressed by the Board at previous meeting.

ZEO, and Board discussed history of CVS and their site plan and allocation of parking. The Fire Department concerns with the accessibility to property was discussed with the Board. Project Engineer reviewed the site plan with Board to further discuss Fire Departments access toward back of building. Mr. Fenton states the access between the buildings may not allow enough access and other options will need to be explored. A determination from the fire department ultimately will need to be made regarding the ingress of the fire vehicles. A recommendation from Board was to use the South entrance to the property, where a pinch point does not exist. Engineer will revise the plans to show both ingress and egress for both the South and North access points to further discuss with the fire Department. Chair, David Miller continued the meeting with a discussion of allowable parking spaces. Previously allocated parking spaces from the Amsterdam are now available. Ms. Polidoro is proposing the allocation of those six parking spaces for this application. Representation of the proposed parking spaces were requested by Board to be shown on site plan. Board requested information on surface material that is being used in patio area behind the building represented on plans. The placement of lighting fixtures were discussed. Board requested redistributing the fixtures to other areas and would like noted on plans that lighting doesn't disrupt neighboring properties. The type of fixtures and specifications should be included in plans. Window placement on south side of building does allow zero foot setback. Note on plans should include if neighboring property develops the land the Fire Code setback would

need to be addressed and windows shall have the capabilities of being removed. Board requested a list of materials and colors on plans. Frontier has requested the transformer be placed behind Chamber of Commerce tourist shed on Frontier property. Central Hudson has not accepted that proposal as of yet. Project sponsor proposes the in lieu of fee for parking to allow flexibility in the future for the property. Board requested mechanicals be represented on the Site Plan. Water usage will be placed in the narrative section of site plan. Ms. Polidoro requested Board declare Lead Agency and send plan to County. Board stated they declared lead agency at last meeting. Plans were sent to County Planning and DOT without response as of yet. Ms. Polidoro suggested the Planning Board attempt to schedule a public hearing. Board may schedule the public hearing on July 7th and may remain open if need be.

A motion was made by David Miller and seconded by John Clarke to set the public hearing for July 7, 2020.

Roll Call Voice 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 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.

Project sponsor Gelles Degardon represented the applicant. Mr. Degardon stated the septic system lies beneath the proposed pool. The plans for the pool will not continue at this time. The drawings have been revised and submitted to Board. Two large windows reaching down to floor will located on front porch. Mr. Degardon displayed examples of existing neighboring windows that mirror his proposal. Project sponsor continued to discuss materials and relocation of existing windows throughout the home. Lighting for home was submitted to Board. Board requested views of fencing. Fencing will be located beyond the front plane of house and is adhering to code. The bluestone sidewalk will be replaced and sidewalk and driveway will be delineated. Shutters will be installed with workable wood shutters. Board reviewed sconces and enlargement of front windows. Board continued discussion on previous applications that were allowed to change windows. Project sponsor stated that he will keep the historic look of the windows. Board requested that plans state that simulated old glass and muntin be used.

A motion was made by Timothy Decker and seconded by Michael Ghee to approve the site plan for 30 Livingston as amended with the conditions stated in the notes pertaining to windows. Porch spindles be replaced, driveway be delineated, and sidewalk replaced. Shutters should be installed as requested by Board in notes.

Roll Call Voice Vote:

Michael Ghee -Aye

Mary Quinn- Aye

Timothy Decker -Aye

David Miller-Aye

John Clarke-No:

Aye:4 Nay:1 Abstained:0 Motion carried by a 4 to 1 vote.

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.

Angela Brandt represented Coach Farm Enterprises. She presented her plan for the existing space and is also seeking sign approval. The existing 18ft store front was used to calculate the size of sign 35x35 inch double sided sign, no lighting. Store will be retail-pre packaged food. There will not be food prep on premises and no seating is available. Store hours will be 1pm-7pm Monday-Saturday. Board requested that plans state sign will be 7 feet off sidewalk

A motion was made by Timothy Decker and seconded by Mary Quinn.

Roll Call Voice 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.

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A photograph of the finished sign should be submitted to Planning Clerk.

**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.

Applicants reviewed their plans to the Board for a second story addition to their home. Board discussed removal of chimney and slight extension of roof line toward Market Street. Elevations were presented to Board and landscaping was discussed. Fencing was removed from 3 sides of home and is not proposed to be re-installed. Board discussed history of home in regards to historical timeframe. Plans shown to Board identified the before and after changes that would be made. Vinyl siding of home will be replaced with board and batten. Windows will be replaced with energy code efficient replacement. Dividers for windows were requested to reflect historical time period. Request for removal of remaining fence on west side of home, neighbors may need to be approached for that particular fence removal. Mechanicals should be located in rear of home and reflected on plans. Lighting fixtures on porch and garage will be replaced. Board addressed sidewalk repair. Requested driveway delineation. ZEO discussed removal of chimney with safety precautions put in place to prevent spread of fire.

A motion to approve Site Plan for 129 East Market Street was made by Timothy Decker and seconded by Mary Quinn. With conditions to replace asphalt sidewalk with concrete, pediment on rear porch, exterior window divider, and chain link fence removed from front plane of house.

Roll Call Voice 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.

**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 in the Village Center Business and Historic Overlay District.

Project sponsor from Timely Signs of Kingston, represented Corcoran Country Living. Sign application meets zoning code sign regulation standards and sign itself will not be lit.

A Motion to approve sign application was made by Michael Ghee and seconded by Timothy Decker.

Roll Call Voice 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.

Discussion:

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

Mr. Chefridi represented himself for a discussion in a future sign for a retail business. He would like to replace the two-pane window with a one pane window and signage. Mr. Chefridi discussed the original window was a one pane window. The square footage is compliant with zoning code. As per Planning Board this application was placed on original agenda, then moved to discussion section due to paperwork. All paperwork was reviewed, and Planning Board had no objection in discussing and approving application.

A Motion was made by Timothy Decker and seconded by Michael Ghee to approve replacement of the two-pane window with a single tempered pane of glass and signage.

Roll Call Voice 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.

A **Motion** to approve the amended May 19, 2020 minutes was made by John Clarke and seconded by Mary Quinn.

Roll Call Voice 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.

Board continued discussion on previous application and applicants that may need to seek amended Site Plan approval.

John Fenton will narrow down search for attorney who is versed in municipal law.

A **Motion** was made by David Miller and seconded by Timothy Decker to adjourn meeting at 9:32 PM

Meeting adjourned 9:32 PM