



# VILLAGE OF RHINEBECK

## VILLAGE OF RHINEBECK

### 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, **December 1, 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](http://www.rhinebecknyvillage.org)).

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

**Topic: Village of Rhinebeck Planning Board December 1, 2020 Remote Meeting**

**Time: Dec 1, 2020 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://zoom.us/j/99100980476>

**Meeting ID: 991 0098 0476**

**Passcode: 250691**

**Dial by your location: +1 929 205 6099 US (New York)-Meeting ID: 991 0098 0476**

**Passcode: 250691**

**\*Please be aware this login and access information can only be utilized on the night of and at the publicized time. Not prior to the meeting. \***

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](mailto: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; follow the link, and with a Zoom

76 East Market Street, Rhinebeck, NY 12572-1697 845-876-1922 845-876-5453 Fax  
[www.rhinebecknyvillage.org](http://www.rhinebecknyvillage.org)

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 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 December 1, 2020, shortly before 7:00 p.m., log in with your computer, tablet, smartphone, or telephone. Questions about accessing the Zoom videoconference should be emailed to the clerk before December 1, to Ryan Dowden, at [rdowden@villageofrhinebeckny.gov](mailto:rdowden@villageofrhinebeckny.gov). If you are an interested resident and/or an interested neighbor that wishes to speak on the night of during a public hearing listed, please notify the clerk. Thank you

**December 1, 2020**

Beginning at 7:00 PM

76 E Market Street

Rhinebeck, NY 12572

Remote Zoom Virtual Meeting/Video-Conference Meeting

**Agenda:**

**\*PUBLIC HEARING (CONTINUATION from October 6 and November 17, 2020)\***

**6384 Mill Street LLC-Warren Temple Smith, R.A. Agent, Victoria Polidoro, PLLC, Christian Paggi, Paggi Engineering, PLLP**

**6376 Mill Street / “The Hub”**

**Rhinebeck, NY 12572**

**Request: Site Plan** – Proposed Lodging Facility - Proposed new 3 floor 4,950 sq. ft. Lodging Facility/hotel; the layout will have 9 rooms, with proposed commercial retail or restaurant space on the first floor Mill Street side, 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.

**New Business:**

**Prime**

**Keith Reichelt and John O’Han – representing**

**41 East Market Street, Suite 5**

**Rhinebeck, NY 12572**

**Request: Special Use Permit** – proposed restaurant/retail business with deli offerings for sale and purchase, up to seating for 12, to-go orders, drinks, and beverages for purchase, but all non-alcoholic. Proposed hours of operation 11:00am-7:00pm, Monday through Sunday. This location is in the Village Center Business and Historic Overlay Districts.

**Michael Mazzarella, Architect Frank Mazzarella representing**

**3 Johns Way**

**Rhinebeck, NY 12572**

**Request: Site Plan and Area Variance- (1)Front Yard Variance and (1) Area**

**Variance** – Proposed covered wrap-around porch; new porch would begin by the front door and wrap around entire northside of the house to the rear of the house. The required front yard setback is 10 ft. the impact will be 8 ft. 5” inches the relief sought is 1 ft. 5.”

The next proposed area variance is to exceed the required 30% of lot coverage within the Residential District; the variance requested is to exceed by 30.09% relief sought is .09% This property is in the Residential District

**Discussion:**

- Previous Meeting Minutes: October 20 and November 3
- Anything else needed to be discussed...

**Adjournment:**

Respectfully Submitted;

Ryan Dowden, Planning Board Clerk, (11/25/2020)

*(Please be aware the deadline to submit applications for review by the Planning Board for the December 15, 2020 remote meeting is Thursday, December 3, 2020 by 4:00 pm.*

*Thank you)*

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