

Village of Rhinebeck
76 East Market Street
Rhinebeck, NY 12572

Planning Board Minutes(draft)

November 3, 2020

Virtual Zoom Meeting

Planning Board Attendance:

David Miller, Chairperson – Present

Michael Ghee – Present

Mary Quinn – Present

James West Davidson (Alternate)-present

John Clarke – present

John Fenton, ZEO – present

Ryan Dowden, Clerk – Present

New Business

Station-Glo of New England Inc. representing Richard A. Matthies/Chestnut Petroleum Distributer Inc./Exxon Mobil/Serroukas, LLC

142 East Market Street

Rhinebeck, NY 12572

Request: Sign Application

Sign documents have been distributed to the Board. Eric Battis from Station Glo was present and as representative for the applicant. Eric presented the signage proposal. Chairman Miller questioned the sq. footage for the proposed signage, and it was stated by multiple board members that it exceeded the sq. footage allowed. They are double sided and will be placed over each pump. Mr. Ghee questioned the calculations on the application. Mr. Clarke also stated that the calculations had errors. John Fenton, ZEO stated that he believes the application should be denied due to the inaccuracies of the numbers being presented. The clerk asked project representative Eric to inform Kara at Station-Glo that the owners can either reapply for a variance if they wish to pursue the proposed signage or inquire if they want to take a different route. John Fenton, ZEO explained to Eric how the signage allocation is determined. The ZEO also stated that the existing signs and their calculations may also be inaccurate. Eric stated that he also recognizes the company's errors. The ZEO stated that the location would need to request a variance for the existing signage and adding the new signage. The clerk reminded the Board that the duplicate signage can be viewed at the 9 & 9G mobile station if they wanted a reference.

This application was tabled, tentatively to November 17, 2020 remote meeting.

Joanne and David Gelb

36 Mulberry Street

Rhinebeck, NY 12572

Request: Site Plan and (2) Area Variances (Positive or Negative Recommendation)

Joanne and David were present. Chairman Miller stated what the Board had recommend the last time this proposal was in front of them.

Mr. Clarke stated that he does not see any problem with it. Mr. Clarke stated that the ZBA may ask why the hot tub cannot be moved closer to the house. Ms. Quinn questioned is there enough privacy and screening which was confirmed by the applicants. They stated a fence runs the length of the back yard. Mr. Clarke reminded them that the ZBA will commonly ask if the variance can be reduced.

No further discussion.

A motion was made to make a positive recommendation based on the narrowness of the rear yard to the house, the fact that it does not exceed the existing garage which is already close to the back property line, the fence that gives screening from the neighbors and the house of the neighbors is not close to the property line. He believes all these reasons are justified for a positive recommendation. Seconded by Mr. Ghee.

Roll Call Vote:

Michael Ghee - Aye

Mary Quinn - Aye

Jim Davidson - Aye

David Miller - Aye

John Clarke - Aye

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

Chairman Miller asked the clerk to draft the recommendation for the ZBA meeting. Mr. Clarke also suggested to take photographs to bring to the meeting.

Discussion:

Chairman Miller stated that there are two sets of minutes (8/18/20 & 9/1/20) that have been received from the minute's recorder, Chrissy.

8/18/20 – Mary stated the content was fine and there were just some typos. **Chairman Miller made a motion to approve the minutes from 8/18/20, seconded by Mr. Clarke, all in favor**

9/1/20 – Chairman Miller stated that on page 3, first paragraph, fifth line down, the word owner is missing. **Mr. Miller made a motion to approve the 9/1/20 minutes, seconded by Mr. Ghee. All approved.**

Mr. Ghee stated that 16 Garden Street has paved the parking lot however, there is no indication of the garbage enclosure yet so that needs to be addressed.

Mr. Ghee also questioned Chris Chestney's parking lot. John Fenton, ZEO, stated that he reached out to him and has not heard back. The ZEO stated that he will give him a week or so. Mr. Ghee also stated that he believes that staff from Mirabeau are using the parking lot as well.

Chairman Miller stated that the Historic District has been approved and the district has been expanded and we are now on the State Historic Register and they have sent the material to the Washington DC Parks Department to get us on the National Historic District. There was discussion regarding this process and the benefits it comes with. He stated that letters went out and there was some received opposing it. There was discussion regarding these letters and how it works and then there was a follow up letter stating that it has gone through and listed the benefits it comes with. One cannot opt out of it. He has asked Jennifer for a new, clearer map of the district as well so the pages so it can be given to the webmaster and placed on the website. Mr. Clarke questioned the content within the law and how that will affect the village. Lydia stated that she and the Mayor are trying to meet with Jennifer to get clarity to this. After discussion, Chairman Miller stated that legal assistance may be needed moving forward. Lydia stated that just because the State or Feds go along with it doesn't mean the Village has to immediately, there are public hearing(s) involved. However, this matter is something to be discussed further with the ZEO and Rich Olsen, Village Attorney.

Mr. Ghee questioned the work being done by Art of Building on 7 South St. and whether they had a building permit. The clerk confirmed that they did. Mr. Ghee also question the work on Livingston St. and stated they are putting in a new sidewalk but seemed narrow, but John Fenton stated that the dimensions are ok and code compliant. John stated that it is going to start a chain reaction because the sidewalks on each side are going to need to come into compliance.

Mr. Clarke mentioned that he believes the NYS is going to be changing the code for sidewalks to 4'.

Chairman Miller asked if the hotel would be coming back to the Board the clerk stated that he received a letter from the engineer and he will be submitting the next set of updated plans this week. The clerk stated he thought Meg would be in communication with them regarding the trees. The clerk stated that the notification for DOT (giving the green light) has been distributed. Adding that the only other thing needing to be done is the communication between them and Frontier. There was discussion regarding the bus stop. John asked if the plan had been sent to the County and it was stated that it has been sent to DC Planning and Development, but he said they replied stating it is a matter of local concern. Mr. Clarke mentioned that the Loop Bus stop is informal.

No further discussion from the Board.

The next meeting will be held on November 17, 2020

Mr. Ghee made a motion for adjournment, seconded by Mr. Miller.

Respectfully Submitted,

Chrissy Eighmy
PBZ Minutes Clerk

