

December 9, 2020

Attn: Mr. David Miller
Planning Board Chairman
Village of Rhinebeck Planning Board
76 E. Market Street
Rhinebeck, NY 12572

Re: Site Plan Application
6376 Mill Street
Village of Rhinebeck, New York

Dear Chairman Miller and Members of the Planning Board:

Please find the enclosed plans, entitled 6376 Mill Street, LLC, prepared by this office, dated October 19, 2019, last revised December 9, 2020, which have been revised to address comments received from the Planning Board and its consultants thus far.

To date, no new comment letter has been received from the Village Engineer, however, revisions to the plans have been made in response to verbal comments raised during the December 1, 2020 Planning Board meeting. An outline of these plan revisions is provided below.

1. Plan notes added to plan:
 - a. "Building Overhang Note: In the event that the owner of 6372 revokes the license for the proposed building overhang, the applicant shall return to the planning board for an alternate decorative building treatment."
 - b. "Bus Pad Note: Location of ADA ramp show for informational purposes only. final design shall be determined in consultation with NYSDOT as part of NYSDOT work permit process."
 - c. Callout added to existing tree at southerly access drive indicating that overhanging limbs are to be removed.
2. Parking calculation table revisions:
 - a. Reference to restaurant use and associated parking calculations have been removed.
 - b. Total required spaces reduced to 37 spaces, which reflects spaces required for lodging and retail uses (restaurant use eliminated).
 - c. Number of spaces allocated on M&T Bank property reduced from 6 to 4 spaces. Payment of fee in lieu of spaces remains at 4 spaces.
3. Rear patio revisions:

- a. Patio size has been reduced to 10-ft deep to avoid conflicts with emergency apparatus turning movements.
 - b. Two light bollards are proposed along the southerly portion of the patio to provide a barrier between adjacent parking areas and pedestrian paths.
 - c. Patio paver material is now indicated on the plans and details to be a brick type paver construction resembling that of antique clay brick pavers. Paver is proposed to be Unilock Town Hall Ultima paver in Heritage Red or approved equal.
 - d. A bench is now proposed on the patio area adjacent to the building.
4. The proposed building footprint has been corrected to be consistent with architectural drawings.
 5. Existing angled parking striping on the adjacent property to the south of the proposed building is now indicated. Since a portion of these spaces overlap onto the subject property, these spaces are indicated to be restriped to be entirely on the adjacent property, if permitted by the property owner. Also, parking bumpers are now indicated to be installed in those spaces to provide building protection, as requested by the Village Engineer, again if permitted by the adjacent property owner.
 6. A detail for pole mounted light fixtures is now provided on sheet C3 to replace any existing non-compliant light fixtures.
 7. Proposed parking bumpers along the southerly parking spaces in the rear of the lot have been corrected to provide 2-ft of clearance between the bumpers and any obstructions.

We look forward to reviewing this matter with you at the December 15th meeting.

As always, please do not hesitate to contact me with any questions or concerns relative to the above.

Sincerely,

Christian R. Paggi

Christian Paggi, PE
Project Engineer