

**VILLAGE OF RHINEBECK
76 EAST MARKET STREET
RHINEBECK, N.Y 12572**

Planning Board Meeting Minutes

March 6, 2018

Beginning at 7:00 P.M.
Village Hall, 2nd Floor
76 East Market Street
Rhinebeck, N.Y. 12572

PRESENT: David Miller (Chair), Timothy Decker, Mary Quinn, Michael Ghee, John Fenton Code Enforcement Officer, Architect Warren Temple Smith, Patricia Carroll-Matties, Dan Carlin Zott Construction, Village Trustee John Rossi, Maish Freedman, Paul Beichert from Timely Signs of Kingston, and other Village residents

ABSENT: John Clarke

AGENDA:

Maish Freedman

16-18 Garden Street
Rhinebeck, NY 12572

Request: 1) **Site Plan Approval:** - Demolition of existing building and approval of a replacement – 2 story mix-use building; commercial retail/residential

Architect Warren Temple Smith and his client Maish Freedman returned to the board with modifications based on the board's suggestions from the previous February 6, 2018 Planning Board meeting.

- The modifications included; pushing the building's footprint back 3 feet in the front; creating a parking spot in the rear, an apartment eliminated on the proposed third floor and a second bedroom eliminated from the second floor apartment;
- Parking spaces; Warren Temple Smith explained based on the parking analysis completed in 2012 there would not be a loss of spaces, but an additional space; total to 6 spaces with the modification and eliminating the upstairs' apartment, and there was no parking agreement with the property owner next door, Bill Clarke.

The Planning Board has requested the following from the applicant to have included in the application before approval:

- **Submitted complete landscape plan with included greenspace for tenants, and all trees deceased or in poor condition are addressed;**
- **Propane tanks need to be secured, in a protected location, and needs further review by John Fenton, Code Enforcement Officer along with a submitted report based on a site visit with applicant, and applicant representatives;**
- **The fencing, parking lot paved, parking space identification, lighting all need to be indicated on the plans.**

A motion to set a public hearing for March 20, 2018 was made by Timothy Decker, seconded by Michael Ghee, all voted aye.

Aye: 4 Nay: 0 Abstain: 0 All in favor: 4

Patricia Carroll

66 South Street
Rhinebeck, NY 12572

Dan Carlin of Zott Construction and Patricia Carroll-Mattes presented the plans for renovation/restoration of Ms. Carroll's existing 1 Family Residential home which suffered severe damage from a previous fire; will remain a single family home, study will be smaller and powder room converted to a full bathroom; same number of bedrooms; same size and type of window panes as before fire; 6 over 6 windows; exterior AC/Heat units; screening with plants in front for porch.

The Planning Board has requested the following from the applicant to have included in the application before approval:

- Property is in the Historic District Overlay the exterior wood surfaces must be painted and/or stained;
- Smooth hardy plank board must be used and shown in the plans for final approval;
- Use of 6 over 6 windows with genuine thermo-pane windows with no clip-on feature to divide the light;
- Down-lighting is required based on the code for exterior lighting;
- To sustain safe passage for pedestrians and vehicles during the scope of work intended and protection of bluestone the Board refers to Code Enforcement Officer, John Fenton's suggestion;
 - Remove the bluestone and keep in a safe place on-site; use item 4 to sustain pedestrian traffic and relay bluestone after construction; additionally in regards to safety of pedestrians and vehicle traffic construction fence and construction barriers will be needed.

A motion to approve restoration/renovation at 66 South Street was made by Timothy Decker, seconded by Michael Ghee, all voted aye.

Aye: 4 Nay: 0 Abstain: 0 All in favor: 4

Discussion:

John Fenton introduced Judi Esmond to the board and explained she is a tenant and owner of the pottery business at 16-18 Garden Street, owned by Maish Freedman. She has a month to month verbal lease with Mr. Freedman, and she is concerned with Mr. Freedman's intended plans and feels she will no longer have a location for her business. John Fenton has suggested she find a new location and suggested reaching out to the new owners of the property across from Northern Dutchess Hospital. John Fenton informed her these buildings on Springbrook Ave. have residential uses but its zoned medical and she would need a use variance. The new owner of said buildings is David Borenstein.

Planning Board suggestions to Ms. Esmond:

- Contact the owner David Borenstein; request he submit a proposal outlining existing use, and to accommodate the outside of the house to look as residential as possible.

- Ms. Esmond to return with a narrative of her pottery business, parking plan to accommodate customers, locate existing parking spaces and it cannot be invasive, no invasive lighting, no invasive signage, and overall do not contradict with Residential principles as explained in the Village Zoning Code.
- Dates of importance for submission; April 19 for ZBA David Borenstein would need to submit proposals; April 3rd for Planning Board would need plans, and expect the review process to take 3 months, in accordance too with ZBA approval. Also, speak to immediate neighbors for input about impact; such as Dutchess County Fairgrounds closing Mulberry Street and the impact of her business. Discussion may continue to the March 20, 2018 meeting.

Rhinebeck Bank

6414 Montgomery Street / 23 East Market Street
Rhinebeck, NY 12572

Sign Approval

- Paul Beichert from Timely Signs Kingston, INC presented the intended sign changes Rhinebeck Bank wanted to implement to the current existing sign. Design would change to look like other Rhinebeck Bank signs in the area; the existing businesses and tenants would remain same on the sign. In addition to the design change the #23 and other numbers for 911 designation will be part of the sign, but they would not contribute to the square footage of the sign. **The Planning Board addressed lighting and confirmed no additional lighting.**

A motion was made by Timothy Decker, seconded by Michael Ghee to approve the sign application, all voted aye.

Aye: 4 Nay: 0 Abstain: 0 All in favor: 4

Discussion:

Previous Minutes and Application circulation:

- Leave SEQR documents out of circulation to board;
- Change style of minutes where recommendations are in bullet points.
- Rhinebeck Farmers Market Sign on Shed;
 - Mayor and Village Trustees need Planning Board to offer their input about the sign design;
 - Dimensions of sign need to comply with the code; subdued colors; Planning Board needs more information about the choice of location; purposes of sign, and maybe the sign could incorporate interchangeable aspects for the special events info;
 - Discuss again at March 20, 2018 meeting.
 - Village Trustee John Rossi updated Board on the retention of a Historical consultant, Neil Larson. Asked the board for assistance about a moratorium on demolition. John Fenton suggest the board and Trustee Rossi consult with Village Attorney.

Adjournment: 8:55 pm; A motion was made by David Miller, seconded by Timothy Decker, all voted aye.

Aye: 4 Nay: 0 Abstain: 0 All in favor: 4

Next Meeting: March 20, 2018 at 7:00 p.m.

Respectfully Submitted;

Ryan Dowden

**Ryan Dowden
Planning, Zoning & Building Clerk**