



VILLAGE OF RHINEBECK

VILLAGE OF RHINEBECK PLANNING BOARD MEETING MINUTES

May 15, 2018

Beginning at 7:00 PM
Village Hall, 2nd Floor
76 East Market Street
Rhinebeck, NY 12572

Present: David Miller (Chair), Timothy Decker, Mary Quinn, John Clarke, Michael Ghee, John Fenton (Code Enforcement Officer, ZEO), Ryan Dowden (Clerk).

Agenda:

Doug & Lea Meyer

6358 Mill Street
Rhinebeck, NY 12572

Request: 1) **Special Permit – Public Hearing** –A Bed & Breakfast establishment in the residential zone (expired use as “The Gables” bed & breakfast).

Doug and Lea Meyer returned to present their proposed site plan to open a bed & breakfast at 6358 Mill Street a former bed & breakfast establishment known as “The Gables.”

A motion was made by Mary Quinn, seconded by Timothy Decker to open the public hearing. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

John Fenton, Code Enforcement Officer, updated the Board concerning previous questions about the applicant having to comply with the updated New York State Fire Code regulations for bed & breakfast. Because the house has two means of egress, the two staircases located in the front and rear they do not have make any changes to comply with the new regulations. The Dutchess County Department of Health is requiring the owners to install fold out ladders in every room at every window underneath the sill on the second floor.

Mr. Meyer presented their parking plan of 6-7 spaces. There will be a 5th suite, but that will be occupied by her parents as the resident hosts. Their car will be parked in either the 6th or 7th spot. The Board informed the Meyer’s with six cars six spaces are needed, and a more formal parking plan is needed because the spaces are not measured to scale. Mr. Meyer explained he had measured each space individually, and then applied those measurements to the aerial picture from Dutchess County Parcel Access. The Board reaffirmed to Mr. Meyer in order for final site plan approval the spaces needed to be measured to scale, and delineated on the site plan so as to make sure they are not

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encroaching on the neighbor's property line. The Board stated that there appeared to be a shed extension. Mr. Meyer stated there was no extension, and empty space was there.

The Board requested the need to show on the site plan how the garbage and recycle receptacles will be handle and stored. The Board inquired if any of the lighting would be changed, but Mr. Meyer stated the existing downward lighting would remain. The Board reminded Mr. Meyer the floodlights located on the north elevation needed a shield to deflect the light downward to prevent light pollution for both their neighbors, and the village. The Board asked if they had any landscape plans, and Mr. Meyer stated the landscaping would remain the same. The only adjustment would be the replacing of the street tree, and that they are on the Tree Commission's list for the fall. The Board reminded Mr. Meyer details like that needed to be shown on the site plan. The Board also asked about the sidewalks, and John Fenton, ZEO, confirmed the sidewalks were up to code.

A motion was made by Mary Quinn, seconded by Timothy Decker to close the public hearing. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

The Planning Board requests the following to be shown on the site plan before final site plan approval can be granted:

- Parking spaces measured to scale and their dimensions clearly shown especially those located near the neighbor's property line;
- Exterior lighting shown with pictured examples of light fixtures;
- Landscaping shown to include the replaced street tree.

The applicant(s) will return to present the following requested at the June 5th meeting at 7:00 PM.

Bryn & Wes Dier / (Bombadier Chefs, INC. DBA "Catch 38")

38 West Market Street
Rhinebeck, NY 12572

Request: 1) **Sign Application** – Proposed sign measures 3'5" ft. x 2'5" ft. a total of 8.75 sq. ft. with 1'65" footage remaining. The location of the sign will be hanging off front of building perpendicular to the building, using existing lighting from previous sign slightly angled down directly on sign. Materials used are teak wood frame and laminate sticker of graphics.

Bryn Dier appeared before the Board to present the proposed sign design.

A motion was made by Timothy Decker to approve the sign application as proposed, seconded by Mary Quinn. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

Rhinebeck Farmer's Market LTD

P.O. Box 431
Rhinebeck, NY 12572

Request: 1) **Sign Application** – Proposed sign measures 10' ft. x 3' ft. a total of 30 sq. ft. the signage available is 30 sq. ft. It will be located on the Farmer's Market shed, and lay flat against the shed. The sign will not be lit. The sign will be made of 1/8" Omega-bond and Cora-plast.

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Three members of the Rhinebeck Farmer's Market appeared before the Board to present the proposed sign. The Board was concerned about the proposed material of the sign questioning whether that material would last against the elements, and would it be vandal proof. The members were unsure, and stated that was the material suggested by the sign maker. The members explained that some of the sign would be permanent, but other features would change to promote various upcoming events using clips to hang the event information.

The Board inquired as to the need for an additional sign since they had signs throughout the village promoting the Farmer's market, and during the actual market day had signs near the street. The members stated the Rhinebeck Farmer's Market board wanted to utilize the shed for advertising during the week instead of it just sitting there. The Board explained to the members approved signs in the village are those that are continually maintained if damaged, and the material used are for a permanent exterior sign where sections of the sign are not rotated out. The Board encouraged to return to their sign maker to have a sign designed that will survive the weather, using permanent material such as sheet metal, and can be legible from far away. Possibly to have the background be cream colored with lettering that catches the public's attention better. Then maybe if a type of sheet metal is used then smaller magnetic signs could be used to promote the different events and dates. The applicant will return on June 5.

Discussion Items:

The Board will address approvals for the meeting minutes for April 17 and May 1 at the next meeting, June 5.

Village Trustee, John Rossi, updated the Planning Board that the Village is moving forward with the Zoning change for those properties in the Medical/Residential District the Village Board is waiting for the Village Attorney to complete a draft.

John Fenton, ZEO, reported letters are in the process of being sent out to the Starr Library and Bogosh & Grady. The Starr Library should turn off their upward facing lights, and Bogosh & Grady should shield downward their front lights. Mr. Fenton also reported he would be meeting with Piper Woods at Montgomery Row to resolve the gooseneck lighting questions. Then following up with Mr. Curthoys in regards to the newly constructed fence. The Board had serious concerns, and believed it needed to be reviewed whether or not Mr. Curthoys was in violation of his site plan. The Board asked the ZEO to follow up with the Amsterdam concerning the street side of the property that one of the Planning Board's conditions of approval was landscaping be installed in front and by the porch. The Board also asked the ZEO to review 38 Oak Street about the style being built, and 24 Oak Street concerning the technical designation for Two-Family if a property ever loses that designation if not utilized as one.

The ZEO gave an update about the progress of the Air B'n'B and Short Term Rental law that there was additional research being done on the true definition of owner occupied, and creating a possible permit process for locations who want to utilize these operations.

A motion was made by Timothy Decker to adjourn, seconded by Michael Ghee. All voted aye in favor.

Aye: 5 Nay: 0 Abstain: 0 The motion carried 5 to 0.

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Meeting adjourned at 8:11 pm.

Respectfully Submitted;

Ryan Dowden

Ryan Dowden
Planning Board Clerk
Village of Rhinebeck