



VILLAGE OF RHINEBECK

VILLAGE OF RHINEBECK PLANNING BOARD

MEETING MINUTES

June 5, 2018

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

Agenda:

Doug & Lea Meyer

6358 Mill Street
Rhinebeck, NY 12572

Request: 1) **Special Permit** – A Bed & Breakfast establishment in the residential zone (expired use as “The Gables” bed & breakfast). (Continued from May 15, 2018).

Doug and Lea Meyer returned to the Board to present their updated proposed site plan. The changes to the site plan as recommended by the Board included:

- Drawn to scale 6 total parking spaces; with 4 spaces near the driveway, and 2 spaces in the garage;
- Changing the floodlights located on the north elevation to gooseneck lighting, the applicant will send picture examples to the clerk for reference in the file.
- Locating the proposed street tree planting.

The Board voiced concerns about allowing for parking for two cars in the garage. Based on the size of the garage, and then being able close the garage door once the cars were inside. John Fenton believed that the garage had to have been a minimum of 18 x 18 sq. ft. The Board felt it would be useful to have the exact dimensions of the garage on the site plan. They stated the normal length of a vehicle is 16 ft., and if the door did close could someone be able to move around the vehicles. Additionally the width of the garage door seemed to be insufficient to allow for two cars parked inside. The Board proposed a solution by creating a parallel spot off the driveway, and then just allow one car to park in the garage. The Board also indicated that the spaces will have to be striped, and both Mr. and Mrs. Meyer agreed. Mr. and Mrs. Meyer agreed with the alterations made to the parking lot, and indicated they would be limiting each booked room to one car.

A motion was made by Michael Ghee to approve the **Negative Declaration** under SEQRA, stating there was no further need for environmental review, seconded by Mary Quinn. All voted aye in favor.

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

A **motion** was made by John Clarke to approve the special permit with the parking space alterations, and the applicant will provide a printout of the type of gooseneck lighting to replace the floodlights located on the north elevation. Seconded by Mary Quinn. All voted aye in favor.

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

William Hoynes and Deidre Burns

32 Chestnut Street
Rhinebeck, NY 12572

Request: 1) **Site Plan Review** – To remove an existing one-story two car garage, and replace it with a two-story one car garage with upstairs office. The building was re-designed to be smaller and moved farther from the side property line. The required setback is 10' feet. The garage will be 4.7' feet from the property line. The applied relief is for 5.3' feet.

Mr. Hoynes returned to the Board for site plan review. The Zoning Board of Appeals (ZBA) granted the variance, and the ZBA's findings were read into the record by David Miller, Chair. The ZBA agreed with the Board to include as a condition of granting the variance there will be no windows installed overlooking the neighbor's property for purposes of the neighbor's privacy.

Mr. Hoynes presented the site plan for the proposed garage that they will re-use the existing coach light, or they may install a different type light. The Board indicated:

- Any different type of lighting had to be shown on the site plan, pointed downward with a shield to prevent light pollution, and a printed out example be submitted to the clerk.

Mr. Hoynes asked the Board if there was a specific roof material required.

The Board advised being in the Historic District Overlay:

- To use either asphalt or standing seam metal roof are the preferred materials. They also suggested to Mr. Hoynes the siding material to use is either smooth hardie-board or cedar. Mr. Hoynes was agreeable to the Planning Board's suggestions and recommendations.

A **motion** was made by John Clarke to approve the **Negative Declaration** under SEQRA, stating there was no additional environmental review needed, seconded by Timothy Decker. All voted aye in favor.

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

A **motion** was made by Timothy Decker to approve the site plan with the Planning Board's recommendations to be followed by the applicant, 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** – A proposed sign measuring 4’ ft. x 7.5’ ft. totaling 30 sq. ft. with the available signage of 30 sq. ft. It will be located on the Farmer’s Market shed in the municipal parking lot. It will lay flat against the shed. The sign will not be lit.

Members of the Rhinebeck Farmer’s Market and designer Gina Palmer returned to the Board to present the Farmer’s Market proposed revised sign. They stated the proposed material for the sign will be a di-bond material with a metal face. The Board asked if the sign would be used all year, or until it changes from the outside market to the inside winter market in November. The Farmer’s Market members stated that the idea was to advertise the one set of dates for the summer/fall market, and then change the dates to when the winter market would start. The members asked if they’d have to return for approval. John Fenton, ZEO, stated if they are only changing the dates they would not have to return. The Board informed the members the sign design once approved would also have to be reviewed by the Village Board of Trustees. It was confirmed by Trustee John Rossi the Rhinebeck Farmer’s Market will be on the meeting agenda for the June Trustee meeting.

A motion was made by Michael Ghee to approve the proposed sign application as presented, seconded by John Clarke. All voted aye in favor.

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

Sapling (formerly Waddle’n’Swaddle)

Zeff & Sullivan Inc.

6423 Montgomery Street

Request: 1) **Sign Application** – Replacing existing approved sign with new name/lettering. The sign will measure 10 sq. ft. with 0.1” remaining. It will lay flat against the building. Not lit.

Ms. Sullivan appeared before the Board to present her proposed sign design. She explained the square footage will remain the same, but the lettering is changing from “Waddle’n’Swaddle” to “Sapling.”

She presented her authorization letter from the managing agent representing Piper Woods stating her approval of the lettering. She does have approval for lighting, but the sign will not be lit.

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.

Discussion Items:

The Board reviewed the draft meeting minutes for April 17, 2018, and applied specific amendments.

A motion was made by Mary Quinn to approve the April 17, 2018 minutes as amended, seconded by David Miller. All voted aye in favor.

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

The Board reviewed the draft meeting minutes for May 1, 2018, and applied specific amendments.

A motion was made by Michael Ghee to approve the minutes as amended. All voted aye in favor.

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

The Board reviewed the draft meeting minutes for May 15, 2018, and applied specific amendments.

A motion was made by John Clarke to approve the minutes as amended. All voted aye in favor.

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

The Board reviewed the upcoming meeting schedule for the months of July and August, and determined the Planning Board will meet once. On July 17, 2018 and August 21, 2018. Then return to the normal schedule in September.

John Fenton, ZEO, updated the Board on the progress of the Air B'n'B and short term rental law.

A motion was made by Timothy Decker to go into executive session to discuss negotiations or personnel matters, seconded by John Clarke. All voted aye in favor.

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

The Board returned from executive session. **A motion** to adjourn was made by Mary Quinn, seconded by Michael Ghee. All voted aye in favor.

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

Respectfully Submitted;

Ryan Dowden

Ryan Dowden
Planning Board Clerk