



VILLAGE OF RHINEBECK

VILLAGE OF RHINEBECK PLANNING BOARD

MEETING MINUTES

June 19, 2018

Beginning at 7:00 PM

Village Hall 2nd Floor

76 East Market Street

Rhinebeck, NY 12572

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

Absent: Mary Quinn, John Clarke

Agenda:

Jeffrey and Nancy Mayne

108 East Market Street

Rhinebeck, NY 12572

Request 1) **Demolition Permit** – 2) **Recommendation to ZBA – For (2) Side Yard Variances**

Warren Temple Smith and the Mayne's returned before the Board to present the proposed plans. The Board had conducted a site visit on Friday, June 15, 2018. The members concluded the house seemed to be in a state that would be suitable for restoration, and not as proposed for full demolition. The Board felt the review done by New York State Office of Historic Preservation or SHPO was not conclusive enough.

Warren Temple Smith stated restoration was considered, but to bring the house to code by their builder the homeowners felt the costs were too high. Since the renovation and salvaging costs would be extra after it was brought up to code. The Board instructed the following to be addressed before the next meeting:

- John Fenton, ZEO, would retain an historical architect/engineer to inspect the house to see if restoration is possible, and provide a report to the Planning Board by the next scheduled meeting;
- The historical architect/engineer would be compensated under the already established escrow account in the amount of \$500.00;

The Board made it clear for demolition to be approved they would need overwhelming evidence that the house cannot be restored. Also, they would need justification of financial hardship from the homeowners that they cannot support the cost of restoration and renovation. (This application will be continued to the July 17, 2018 meeting)

James Schneider & Benjamin Pocock

24 Chestnut Street

Rhinebeck, NY 12572

Request: 1) **Site Plan Review** – Screened porch addition to existing single-family residence in Village Historic District Overlay.

Warren Temple Smith presented the proposed plan to enlarge the existing screened porch. The proposed replacement larger screened porch would extend to the stone patio. It would retain the sloped roof, and painted with finished lumber.

A motion was made by Timothy Decker to establish the Planning Board as lead agency, seconded by Michael Ghee. All voted aye in favor.

Aye: 3 Nay: 0 Abstain: 0 The motion carried 3 to 0.

A motion was made by Michael Ghee to approve the **Negative Declaration** under SEQRA stating this application does not need further environmental review, seconded by Timothy Decker. All voted aye in favor.

Aye: 3 Nay: 0 Abstain: 0 The motion carried 3 to 0.

A motion was made by Timothy Decker to approve the site plan application as presented, seconded by Michael Ghee. All voted aye in favor.

Aye: 3 Nay: 0 Abstain: 0 The motion carried 3 to 0.

Matthew Stinchcomb / Darren Davidowich - The Art of Building

27 Center Street

Rhinebeck, NY 12572

Request: 1) **Site Plan Review** – Proposed demolition of existing garage. Build new detached accessory dwelling.

Darren Davidowich appeared before the Board to present the proposed plans for 27 Center Street. The proposal includes the demolition of the existing garage, expand and upgrade the septic, and build a new detached accessory dwelling. The detached structure would have a 2 bedroom loft for the purposes of office space, and guest space. The proposed square footage will be a total of 897 sf, and the lot coverage totals 25.4%. The Board informed Mr. Davidowich the allowable square footage for a detached accessory dwelling is 750 sf. Mr. Davidowich stated the square footage will be re-addressed. The Board commented they would prefer to see the structure be set further back since the new setback standards are 25 feet. The Board set out the following to be submitted before the next meeting scheduled July 17, 2018:

- Copies of the Health Department preliminary approval concerning septic expansion and upgrades;
- A report from Morris & Associates concerning the septic expansion and upgrades;
- Revised plans showing the proposed structure set further back with the allowable total square footage of 750 sf;
- Design features must show clapboard siding not vertical siding;
- Overall design and architectural features of the detached accessory dwelling must be compatible with the principal dwelling;
- The basement unit needs to have exterior access.

A motion was made by Michael Ghee to establish the Planning Board as lead agency, seconded by Michael Ghee. All voted aye in favor.

Aye: 3

Nay: 0

Abstain: 0

The motion carried 3 to 0.

**Rhinebeck Savings Bank
6414 Montgomery Street
Rhinebeck, NY 12572**

Request: 1) **Site Plan** – Removal of 5 Honey Locust trees planted within the sidewalk surface area on the East side of the Western retail structure. To be replaced with 6 proposed square planters within the existing plantings cut-outs. The planters measure at 34” wide x 34” x 40” tall.

Michael Boice, landscape architect, appeared before the Board to present a proposal for tree removal of 5 honey locusts to be replaced with planters with a type of hydrangea. Mr. Boice explained the Bank’s desire to remove instead of replace because the current trees are creating a safety issue with the sidewalk. Also, the limb and branch growth are blocking the line of sight of the security cameras. The Board advised that tree removal was not an option they would support. The trees improve the streetscape, their canopy provides shade, and screening for the buildings in the plaza. The Board encourages Mr. Boice to contact the Tree Commission for guidance and input. The following has been requested to be submitted to the Planning Board before the next meeting on July 17, 2018:

- Input from Meg Crawford and the Tree Commission of possible other options for species of trees that fit in the plaza;
- If different tree species are selected implement methods to re-direct their roots downward, and use brick pavers to allow for a more permeable surface;
- Look into maybe replacing every other one with the selected new species then replace the others in the future so as to maintain the look of the plaza.

**Judi Esmond / Hudson Valley Pottery
6536 Montgomery Street
Rhinebeck, NY 12572**

Request: 1) **Special Permit** – Proposed pottery studio with area for pottery classes and Workshops.

Ms. Esmond returned to the Board to present her proposed pottery studio at 6536 Montgomery Street. The Board informed her the parking as presented is not sufficient. Ms. Esmond explained of the 15 spaces she will be using 6-8 spaces. The Board re-iterated the plan needs to be more detailed and shown on a site plan. The Board was not in favor of the front yard parking. She also needed to show on the parking plan signage for entrance and exit. The Board would also like to see input from Andy Imperati, CEO of the Dutchess County Fairgrounds concerning the impact of the closing of Mulberry Street for specific events held at the fairgrounds. That the traffic entering and leaving the pottery studio will not endanger anyone’s safety.

Ms. Esmond presented an example of her sign that will hang on the side wall of the building, and decals will be on the windows. The Board set out the following needed to be submitted prior to the public hearing held on July 17, 2018:

- An approved detailed site plan that references parking, exterior lighting, signage, and landscaping;

- In addition to the signage shown there had to be some acknowledgement from Mr. Bornstein, as the landlord, of how much actual signage space she will be using.

Discussion Items:

- June 5, 2018 meeting minutes.
A motion was made by Timothy Decker to approve the minutes as amended, seconded by Michael Ghee. All voted aye in favor.
Aye: 3 Nay: 0 Abstain: 0 The motion carried 3 to 0.
- Groundbreaking for the Mirabeau Inn & Spa a.k.a. “Rhinebeck Village Place” will be take place in Monday, July 23rd either at 10 or 11 am.

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

Aye: 3 Nay: 0 Abstain: 0 The motion carried 3 to 0.
Adjourned: 8:48 pm

Respectfully Submitted;

Ryan Dowden

Ryan Dowden, Planning Board Clerk