

Planning Board Meeting Minutes
Van Wyck Hall, 1095 Main Street, Fishkill, NY 12524
April 07, 2011

Administrative:

Roll call: 7:00 pm. Present Hans Klingzahn, Cris Phillips, Bea Lindsay, Theresa Cuchelo, Jaime Machado and Anthony Brozier. Stephanie Renino joined the board at 7:05 pm.

Also present: Peter Phillips, Deputy Mayor/ Liaison to Planning Board, Sarah Brown, Village Planner, Larry Paggi, Village Engineer, Tom VanTine, Building Inspector and Don Van Nostrand, Secretary.

Acceptance of the minutes from previous meeting held on March 03, 2011.

Motion: Bea Lindsay, Motion Seconded by: Cris Phillips

Votes For: 5 Votes Against: 0 Abstained: 0 Motion carried.

Public Hearings:

Hans Klingzahn entertains a motion to open a public hearing for Rhinebeck Savings Bank located at 1022 Main Street for a site plan.

Motion by Cris Phillips to open the public hearing. Motion seconded by Theresa Cuchelo.
Votes for: 5 Votes against: 0 Abstained: 0 Motion carried.

Chairman Klingzahn explains the procedures of the public hearing to the audience and reads the legal notice (on file) which was published in the Poughkeepsie Journal on March 23, 2011

Rhinebeck Savings Bank - 1122 Main Street - Site Plan Application, Certificate of Appropriateness and Sign Permit Application

Applicant - Steve Tinkelman - Tinkelman Architecture

Kyle Kirchoff - Kirchoff Properties

Tom Harvey - Morris Associates

Steve Tinkelman presented the overall site plan to the board and the audience.

Public comment: Sheila Lahey of 15 Weston Avenue voiced a concern on the flow of traffic on the site and the number of cars entering and exiting the sight.

Steve Tinkelman and Kyle Kirchoff addressed the various options that were looked at in designing the site and from an engineering standpoint that the proposed plan was the best option.

Chairman Hans Klingzahn read a letter from Dutchess County Planning on this project. The recommendation was that the Village Planning Board rely on its own study with the consideration of the comments made by the County. (DC Planning letter on file)

Larry Paggi, Village Engineer, raised a concern on the turning radius on to the site from Jackson Street. He said the standard for the radius is 24 feet and the plan shows 21 feet.

Other than the turning radius concern there were a couple of technical details that needed to be worked out but nothing of significance.

Sarah Brown, Village Planner said that the comments previously made have all been addressed. One area that should be looked at is the lighting under the canopy for the ATM machine and an alternative lighting plan should be looked at.

Steve Tinkelman addressed the new improved landscaping plan along Main Street which was a concern of the board at a previous meeting. The board was satisfied with changes made.

Board member Jaime Machado voiced his concern on the location of the new building on the site and had proposed an alternative plan for the site. His plan was looked at by Tinkelman Architects as well as FP Clark Planning and was told his proposal did not work for the site,

Motion by Bea Lindsay to close the public hearing. Motion seconded by Theresa Cuchelo. Votes for 5: Votes against: 0 Abstained: 0 Motion carried.

Sarah Brown discussed the draft resolution (on file) and said a vote would be required on the sign application, the certificate of appropriateness and the site plan application. This would require the applicants to come back before the board with the free standing sign if the variance is granted by the Zoning Board of Appeals, the lighting plan and the improvement to the turning radius.

Motion by Bea Lindsay to approve the conditional site plan as previously discussed and the two mounted building signs after the applicants appear before the ZBA for approval of the pylon sign. Also, a certificate of appropriateness as per all the conditions on file. Motion seconded by Cris Phillips. All in favor: 4 Against: 1 Abstained: 0 Motion carried.

Review:

1. Paula's Stone Cottage Wine Bar - 2 Broad Street - Sign Application

Applicant - Paula Young - Business Owner

Motion by Bea Lindsay to approve the sign permit application.

Motion seconded by Cris Phillips. Votes for: 5 Votes Against: 0 Abstained: 0 Motion carried.

2. 60 Merritt Boulevard - Sign Application

Applicant - Joe Beichert - Timely Signs

Property Manager/Owner

Motion by Theresa Cuchelo to approve a monument sign that is replacing the current sign for 60 Merritt Boulevard which is in the same location as the current sign and the panels are the same color. Any individual color signs would have to go before the Zoning Board of Appeals.

Motion seconded by Bea Lindsay. Votes for: 5 Votes Against: 0 Abstained: 0 Motion carried.

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3. Five Guys - 1166 Main Street - Sign Application

Applicant - Barbara Fitzgerald - Gloede Signs

Bill Gellert- Five Guys Franchise Owner

Motion by Theresa Cuchelo to approve a black building mounted sign with red background lighting for Five Guys. If Five Guys Corp does not approve the black sign the franchise owner must come back before the board.

Motion seconded by Cris Phillips. Votes for: 5 Votes Against: 0 Motion carried.

4. Bistecca LLC- 1166 Main Street/Route 9 - Amended Site Plan

Applicant - Nick Cetero - Property owner

Ernie Martin - Martin Engineering

Sarah Brown said that a new parking calculation would have to be performed for this application since the zoning has changed as a result of the comprehensive plan district changes. If the parking does not meet the zoning requirements it is possible that a variance would be required.

The applicant was asked to do the calculation on the parking requirements and asked to come back before the board at the next meeting.

Administrative:

Close Meeting

Motion by Theresa Cuchelo, Seconded by Cris Phillips

Votes For: 5 Votes Against: 0 Abstained: 0

**Respectfully submitted,
Don Van Nostrand
Planning Board Secretary**