

**TOWN OF RHINEBECK PLANNING BOARD  
REGULAR MEETING AGENDA  
MONDAY, MAY 4, 2015  
*Prepared at Close of Agenda on April 20, 2015***

**6:30 PM**

**CALL TO ORDER / DETERMINATION OF QUORUM**

**BUSINESS SESSION**

- Confirmation of Meeting Agenda
- Acceptance of Planning Consultant's Meeting Notes
- Review and Acceptance of Minutes of Regular Meetings of May 5, 2014, and March 2 and April 6, 2015
- Correspondence on Other Non-Agenda Items and Announcements
- Scheduling of Special Meeting during June 2015 to complement Regular Meeting on June 1, 2015

**PUBLIC HEARINGS UNDER TOWN CODE CHAPTER 125, ZONING, CHAPTER 120, WETLANDS and CHAPTER 78, HISTORIC BUILDINGS**

**6:35 PM**

**Kathryn Whitman Architecture on behalf of Dunja Von Stoddard – 362 Rhinecliff Road - Special Use Permit, Site Plan and Wetlands Permit**

Continuation from April 6, 2015, of combined Public Hearing on Applications for Special Use Permit (Home Occupation), Site Plan Review and Approval under Town Code Chapter 125 and Wetlands Permit under Town Code Chapter 120 in the matter of proposed demolition of a shed, conversion of an existing garage to art studio, construction of a new garage and related site improvements on TMP 6070-04-584174 within the Rural Agricultural (RA10) District, Hudson River National Historic Landmarks District and LWRA, being a Type I Action under SEQRA

**6:40 PM**

**Avery Gilbert & Zachary Bendiner – 56 Orchard Drive, Rhinecliff – Special Use Permit and Site Plan**

Conduct of combined Public Hearing on Applications for Special Use Permit and Site Plan Review and Approval under Town Code Chapter 125 and Application for Certificate of Demolition or Removal under Town Code Chapters 78 and 125 in the matter of proposed additions to, and renovation of, a single-family dwelling (total 2130 s.f.) and detached garage on TMP 6069-06-422979 at the corner of Orchard Drive and Corning Street within the Rhinecliff Hamlet (RcH) and Rhinecliff Overlay (Rc-O) Districts, the Hudson River National Historic Landmarks District and the Town's LWRA, being a Type I Action under SEQRA

**REGULAR SESSION (OLD BUSINESS)**

**6:45 PM**

**Planning Board discussion and consideration, as may be timely under Town Code and/or SEQRA, of Applications subject of Public Hearing conducted at this Meeting:**

- Kathryn Whitman Architecture on behalf of Dunja Von Stoddard – Special Use Permit, Site Plan and Wetlands Permit
- Avery Gilbert & Zachary Bendiner – Special Use Permit, Site Plan and Certificate of Removal or Demolition

**REGULAR SESSION (OTHER OLD BUSINESS)**

**7:00 PM**

**Dutchess County Agricultural Society Inc. – NYS Route 9 North – Site Plan**

Planning Board consideration of April 20, 2015, Letter Request for 6-Month Time Extension for satisfaction of conditions (NYSDEC and NYSDOT approvals) set forth within Resolution of November 17, 2014 in the matter of Site Plan Approval under Town Code Chapter 125 for proposed access improvements to Dutchess County Fairgrounds

**7:05 PM**

**Mensch Grasmere, LLC – Mill Road – Site Plan (Phase 1) and Wetlands Permit**

Initial Presentation of Applications for Site Plan Review and Approval under Town Code Chapter 125 and Wetlands Permit under Town Code Chapter 120 in the matter of Phase I of the Grasmere Farm Hotel Development, the overall development proposed on a 250-acre parcel within the RA10 District and being the subject of the Planning Board's Resolutions issuing a Statement of Findings under SEQRA on March 3, 2014, and granting a Special Use Permit (Country Inn 2) with conditions and/or requirements on April 7, 2014 / Planning Board processing, as may be timely, under Town Code Chapter 125, Zoning, and Town Code Chapter 120, Wetlands

**REGULAR SESSION (NEW BUSINESS)**

None scheduled.

**TOWN BOARD, ZBA and/or ZONING ENFORCEMENT OFFICER REFERRALS**

**ZBA Referrals for Review and Recommendation**

- **Suzanne Welker – 78-84 Lemon Lane – Area Variances** to construct proposed in-ground pool on residential premise in RA10 District (Case #884)
- **Nedim Aruz – 601 Ackert Hook Road – Area Variances** to allow proposed construction of a garage on residential premise in RC5 District (Case #885)

- **Patricia & Douglas Goodemote – 466 Shultz Hill Road – Area Variances** to allow proposed addition to single-family dwelling in RC5 District (Case #886)

## **OTHER BUSINESS**

## **ADJOURNMENT**

### **INFORMATION FOR PRESENT AND FUTURE APPLICANTS**

*The next Regular Meeting of the Planning Board will be held on Monday, June 1, 2015, at 6:30 PM. The Close of Agenda for this Regular Meeting occurs on Monday, May 18, 2015, at 3:00 PM.*

*Both new applications of any type and, except as may be specifically authorized by the Planning Board at a prior meeting, all continuing submissions regarding site plans, subdivisions, special use permits, wetlands permits and other items proposed for inclusion on the agenda and discussion at the meeting must be complete and received prior to the Close of Agenda. Submissions must include required application fees, executed escrow agreement, initial escrow deposits and, in the case of continuing submissions, additional deposits as may be required to replenish escrow accounts. In addition, except in the case of subdivision applications involving only lot line alteration or special use and site plan applications for modification of an existing single-family dwelling, the filing of any new application for Planning Board review and approval of site plan, subdivision or special use permit with the Planning Board must be preceded by a “pre-submission conference” with the Planning Board Chair and Planning Consultant. Request for the scheduling of a pre-submission conference should be made by contacting the Planning Board Clerk.*

*For further assistance and additional information, contact Brennan Kearney, Planning Board Clerk, office hours 9 a.m. to 3 p.m., Tuesday through Thursday.*