

**TOWN OF RHINEBECK PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY, APRIL 4, 2016**

Prepared upon Close of Agenda on Monday, March 21, 2016

6:30 PM

CALL TO ORDER / DETERMINATION OF QUORUM

BUSINESS SESSION

- Confirmation or Modification of Posted Meeting Agenda
- Acceptance of Planning Consultant's Meeting Notes
- Review and Acceptance of Minutes of Regular Meeting of March 7, 2016
- Reminder of Special Meeting on April 18, 2016
- Correspondence and Announcements

PUBLIC HEARINGS UNDER TOWN CODE CHAPTER 78, HISTORIC BUILDINGS, CHAPTER 101, SUBDIVISION OF LAND, CHAPTER 120, WETLANDS, and/or CHAPTER 125, ZONING

6:35 PM

Andrew Solomon 2009 Trust – 367 River Road – Special Use Permits and Site Plan Approval

Conduct of Combined Public Hearing on Applications for Special Use Permits and Site Plan Review and Approval concerning proposed work on TMP 135089-6071-00-760185, a 105-acre estate property known as "Marienruh" and consisting of a 17,000 s.f. residence and appurtenances, fronting on a Scenic Road and being within the Historic Preservation (HP-20) and Land Conservation Stream Corridor (LC-S) Overlay Districts, the Hudson River National Historic Landmarks District and the Town's LWRA, and further the subject of multiple pending Applications for Variance first submitted to the ZBA on November 6, 2015, and since updated to reflect modifications (being down-scaling) in the overall project, the Proposed Action being classified as a Type I Action under SEQRA for which the Planning Board has been confirmed as SEQRA Lead Agency

6:40 PM

Thomas & Valerie Wolzien – 447 Rhinecliff Road – Special Use Permits, Certificate of Demolition or Removal and Site Plan Approval

Conduct of Combined Public Hearing on Applications for Special Use Permits, Certificate of Demolition or Removal and Site Plan Review and Approval in the matter of the construction of an addition consisting of 353 s.f. of enclosed floor area and a porte cochere to a single-family dwelling, removal of an existing garage (a "contributing structure") and construction of a 1453 s.f. studio/garage on 1.07-acre TMP 135089-6070-18-406046 within 1000 feet of the Hudson River (WR-O District), the Residential Medium Density (RM1) and Rhinecliff Overlay (Rc-O) Districts, the Hudson River National Historic Landmarks District and the Town's LWRA, and further the subject of Application for Area Variances pending before the ZBA, the Proposed Action being classified as a Type I Action under SEQRA for which the Planning Board has been confirmed as SEQRA Lead Agency

6:45 PM

Eric Jappen for Charles Hinrichsen -- Pells Road – Wetland Permit

Conduct of Public Hearing on an Application for Wetlands Permit in the matter of proposed extension of underground electric service from roadway to internal transformer pad within 20.53-acre TMP 135089-6271-00-934549, being Lot B, FM 9556, being classified as an Unlisted Action under SEQRA

6:50 PM

Freddi Weintraub & Jean-Marie Martin – 119 Russell Avenue – Special Use Permit and Site Plan

Conduct of Combined Public Hearing on Applications for Special Use Permit and Site Plan Review and Approval in the matter of the expansion of an existing 342 s.f. accessory structure into an 800 s.f. artist's studio on 2.01-acre TMP 135089-6069-00-622851 within the Residential Low Density (RL5) and the Town's LWRA, and further the subject of Application for Area Variances granted by the ZBA, the Proposed Action being classified as an Unlisted Action under SEQRA

6:55 PM

One Kerr Road LLC – 3 Kerr Road – Special Use Permit and Subdivision Plat

Conduct of Combined Public Hearing on Applications for Special Use Permit (Conventional Subdivision) and Subdivision Plat Review and Approval in the matter of a proposed subdivision of a 12.596-acre parcel, TMP 1350899-6269-00-485945 as set forth on FM 8763, into a 5.093-acre lot for an existing dwelling and a 7.503-acre lot for an existing aquaculture use, the Proposed Action being classified as an Unlisted Action under SEQRA

7:00 PM

Richard Kopyscianski – 77-79 Grinnell Street – Site Plan

Conduct of Public Hearing on an Application for Amendment of Approved Site Plan (prior Planning Board resolution of March 31, 2014) in the matter of the construction of a single-family dwelling and installation of related site improvements on 1.41-acre TMP 135089-6069-00-365756 within the Rhinecliff Hamlet (RH) and Rhinecliff Overlay (Rc-O) Districts, the Hudson River National Landmarks District and the Town's LWRA, the Proposed Action being classified as a Type II Action under SEQRA

7:05 PM

Corinne Borden Hill Parker – Daisy Lane (NYS Route 308 East) – Special Use Permit and Site Plan

Conduct of Combined Public Hearing on Applications for Special Use Permit (Detached Accessory Dwelling Unit) and Site Plan Review and Approval in the matter of proposed construction of a detached accessory dwelling unit on 18.075-acre TMP 135089-6371-00-741635 within the Rural Countryside RC5) District and a Dutchess County Certified Agricultural District, and further the subject of Application for Area Variances granted by the ZBA, the Proposed Action being classified as an Unlisted Action under SEQRA

REGULAR SESSION (OLD BUSINESS / MATTERS SUBJECT OF PUBLIC HEARINGS)

7:10 PM

To the extent not held within the context of the above Public Hearings, Planning Board discussion and subsequent consideration, as may be timely under the Town Code and/or SEQRA, of Applications subject of Public Hearing conducted at this Meeting:

- Andrew Solomon 2009 Trust – 367 River Road – Special Use Permits and Site Plan Approval
- Thomas & Valerie Wolzien – 447 Rhinecliff Road – Special Use Permits, Certificate of Demolition or Removal and Site Plan Approval
- Eric Jappen for Charles Hinrichsen -- Pells Road – Wetland Permit
- Freddi Weintraub & Jean-Marie Martin – 119 Russell Avenue – Special Use Permit and Site Plan
- One Kerr Road LLC – 3 Kerr Road – Special Use Permit and Subdivision Plat
- Richard Kopyscianski – 77-79 Grinnell Street – Site Plan
- Corinne Borden Hill Parker – Daisy Lane (NYS Route 308 East) – Special Use Permit and Site Plan

REGULAR SESSION (OTHER OLD BUSINESS)

None scheduled.

REGULAR SESSION (NEW BUSINESS)

7:30 PM

Sung Lee -- 262 NYS Route 308 East – Special Use Permit and Site Plan

Initial Presentation of Applications for Special Use Permit and Site Plan Review and Approval in the matter of the proposed installation of a fence greater than 6 feet in height on TMP 6230-00-042336 within the Rural Countryside (RC5) District / Planning Board review of Applications and processing, as may be timely, under Town Code Chapter 125, Zoning, and SEQRA

7:35 PM

Irving & Elizabeth Sloan -- 19 East Cedar Lane – Special Use Permit and Site Plan

Initial Presentation of Applications for Special Use Permit and Site Plan Review and Approval in the matter of a proposed 196 s.f. addition to a single-family dwelling on TMP 135089-6370-02-610716 within the Rural Countryside (RC5) District / Planning Board review of Application and processing, as may be timely, under Town Code Chapter 125, Zoning, and SEQRA

ZBA, ZEO and/or TOWN BOARD REFERRALS under Town Code Chapter 125, Zoning

None scheduled.

OTHER BUSINESS

Review of Agenda for Special Meeting of April 18, 2016.

ADJOURNMENT

INFORMATION FOR PRESENT AND FUTURE APPLICANTS

The next Regular Meeting of the Planning Board will be held on Monday, May 2, 2016, at 6:30 PM. The Close of Agenda for this Regular Meeting occurs on Monday, April 18, 2016, 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 assistance or additional information, contact the Planning Board Clerk, Margarita Rincon, during office hours 10:30 a.m. to 3:00 p.m., Monday through Thursday.