

**TOWN OF RHINEBECK PLANNING BOARD  
REGULAR MEETING AGENDA  
MONDAY, MAY 2, 2016**

*Prepared upon Close of Agenda on Monday, April 18, 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
- If available, review and Acceptance of Minutes of Regular Meetings of March 7 and April 4, 2016, and Special Meeting of April 18, 2016
- Correspondence and Announcements
- Scheduling of Planning Board work session of Report of Zoning Law Review Task Group

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

**6:35 PM**

**Irving & Elizabeth Sloan – 19 East Cedar Lane – 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 a proposed 196 s.f. addition to a single-family dwelling on TMP 135089-6370-02-610716 within the Rural Countryside (RC5) District, the Proposed Action being classified as a Type II Action under SEQRA / Planning Board consideration, if timely, under Town Code Chapter 125, Zoning

**6:40 PM**

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

Continuation from April 4, 2016, of conduct of 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 submitted to the ZBA, the Proposed Action being classified as a Type I Action under SEQRA, with comment awaited from NYSOPRHP at time of posting of agenda / Planning Board consideration of issuance of Determination of Significance under SEQRA

**REGULAR SESSION (OLD BUSINESS)**

**6:45 PM**

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

Planning Board consideration of issuance of a Determination of Significance under SEQRA in the matter of a Proposed Action, being classified as a Type I Action under SEQRA for which the Planning Board has been confirmed as Lead Agency, involving Applications to the Planning Board 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, and other permits, approvals and compliance determinations as may be required from other involved agencies, with comment awaited from NYSOPRHP at time of posting of agenda

**6:55 PM**

**Edward McNally – 379 Slate Quarry Road – Wetlands Permit, Special Use Permit and Site Plan**

Initial Presentation of additional required information (NYSDEC Permit and related Site Plan & Construction Details – Dam Repair – Stream Disturbance Permit) to complete Applications for which Planning Board processing was suspended on July 20, 2015, in the matter of repair of an existing dam, pond enlargement and addition of a wooden dock on 18.784-acre TMP 135089-6369-00-485780 within the Rural Countryside (RC5) District / Planning Board consideration of acceptance of additional submitted information and, if timely, further processing of Applications, including scheduling of continuation of public hearing, under Town Code Chapter 120, Wetlands, and Chapter 125, Zoning, and SEQRA

**7:00 PM**

**Eric Wallach – 293 Wurtemberg Road – Subdivision Plat**

Review of request by Mark Graminski, PE & LS, to substitute a revised Subdivision Plat for the proposed Subdivision Plat subject of the Planning Board's Conditional Subdivision Plat Approval Resolution of June 25, 2014, as extended for satisfaction of conditions to June 19, 2016, including completing and securing inspection of a required common driveway improvement, the purpose of the revision being to create a required side yard setback of 50 feet / Planning Board review and, if found appropriate, authorization of the requested substitution

**REGULAR SESSION (NEW BUSINESS)**

**7:05 PM**

**Edward McNally – 379 Slate Quarry Road -- Wetlands Permit, Special Use Permit and Site Plan**

Initial Presentation of Applications for Amendment of Wetlands Permit, Special Use Permit and Site Plan Approval granted by the Planning Board on July 20, 2015, in the matter of proposed dwelling and accessory improvements on 18.784-acre TMP 135089-6369-00-485780 within the Rural Countryside (RC5) District and based upon a Site Plan prepared by Mark Graminski, PE & LS, and dated May 18, 2015, in consideration of a proposed superseding Site Plan, being Mr. Graminski' drawing as revised to April 8, 2016, by Warren Temple Smith, RA, and related House Addition Plans and Elevations prepared by Mr. Smith, dated August 26, 2015, and revised to March 7, 2016 / Planning Board consideration at Sketch Plan Conference and processing of Applications for Amendment of Approved Site Plan and related Permits, if timely, under Town Code Chapter 120, Wetlands, and Chapter 125, Zoning, and SEQRA

**7:15 PM**

**Paul Antonnell & Sandra Williams – 70 Upper Hook Road – Special Use Permit and Site Plan**

Initial Presentation of Applications for Special Use Permit and Site Plan Review and Approval, in the matter of completion of a renovation project involving a recording studio (home occupation use) and related accommodations for visiting artists on 6.9-acre TMP 135089-6171-00-246858 within the Rural Agricultural (RA10) District, the Hudson River National Historic Landmarks District and the Town’s LWRA, and further subject of an Application for Variances pending before the ZBA / Planning Board consideration at Sketch Plan Conference and, if timely, processing of Applications under Town Code Chapter 125, Zoning, and SEQRA

**7:25 PM**

**Keith Arndt – 6 Long Dock Road – Special Use Permit, Wetlands Permit and Site Plan**

Initial Presentation of Applications for Special Use Permit, Wetlands Permit and Site Plan Review and Approval in the matter of proposed building improvements, including demolition of an existing shed, removal of an enclosed porch from the dwelling, and construction of a new roof on water well enclosure, a new garden shed, and a tractor barn / workshop, and related site improvements, all directly involving or otherwise accessory to an historic single-family dwelling (“Kip House”) on 5.692-acre TMP 135089-6070-04-602296 within the Historic Preservation (HP20) and Rhinecliff Overlay (Rc-O) Districts, the Hudson River National Historic Landmarks District and the Town’s LWRA, and further subject of an Application for Variances pending before the ZBA / Planning Board consideration at Sketch Plan Conference and, if timely, processing of Applications under Town Code Chapter 120, Wetlands, and Chapter125, Zoning, and SEQRA

**REGULAR SESSION (ZBA, ZEO and/or TOWN BOARD REFERRALS)**

None scheduled.

**REGULAR SESSION (OTHER BUSINESS)**

None scheduled.

**ADJOURNMENT**

**INFORMATION FOR PRESENT AND FUTURE APPLICANTS**

*The next Regular Meeting of the Planning Board will be held on Monday, June 6, 2016, at 6:30 PM. The Close of Agenda for this Regular Meeting occurs on Monday, May 23, 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.*