

**TOWN OF RHINEBECK PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY, AUGUST 15, 2016**

Prepared upon Close of Agenda on Monday, August 1, 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 July 18, 2016
- Correspondence and Announcements, including status of Zoning Law Revision

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

Rhinebeck Gardens Group, LLC – Garden Way (NYS Route 308 to Astor Drive) – Special Use Permits, Wetlands Permit and Site Plan Approval

Continuation from July 18, 2016, of conduct of combined Public Hearing on Applications for Amendments to Special Use Permits, Wetlands Permit and Site Plan Approval granted by the Planning Board on September 19, 2011, in the matter of Phase III of Gardens at Rhinebeck, then consisting of 92 residential condominium-type dwelling units and associated site improvements on 24.45-acre TMP 6170-04-010475 within the Rural Agricultural (RA) District and the Town's LWRA, and now reduced to 76 dwelling units with the same aggregate bedroom count of 159 and continuing to be the third and final phase of the overall Gardens at Rhinebeck, being classified as an Unlisted Action under SEQRA

6:40 PM

Rene Schmitt – 168 Hilltop Road – Special Use Permit and Site Plan Approval

Continuation from July 18, 2016, of conduct of combined Public Hearing on Applications for Special Use Permit and Site Plan Review and Approval in the matter of construction of a 1620 s.f. two-bedroom living quarters within an existing barn for interim use as Principal Dwelling and subsequently as Caretaker's Apartment and five (5) accessory agricultural / farm structures on 98-acre TMP 135089-6370-00-459135 within the Rural Countryside (RC5) District, being the subject of an Application for Area Variances within purview of the ZBA and classified as an Unlisted Action under SEQRA

6:45 PM

Keith Arndt – 6 Long Dock Road – Special Use Permit, Certificate of Demolition or Removal, Wetlands Permit and Site Plan

Continuation from June 6 and 20, 2016, as deferred on July 18, 2016, of conduct of combined Public Hearing on 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 (chicken coop, being a "contributing structure"), 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, being classified as a Type I Action under SEQRA for which a Negative Declaration (Determination of Non-Significance) has been issued by the Planning Board as Lead Agency and further subject of an Application for Area Variances within the purview of the ZBA

6:50 PM

David Chapman – 16 and 30 Valley Way Road – Subdivision Plat

Conduct of Public Hearing on Application for Subdivision Plat Approval under Town Code Chapter 101, Subdivision of Land, in the matter of a proposed lot line alteration between TMPs 135089-6069-06-464899 and -440878 within the Residential Low Density (RL5) and Hudson River National Historic Landmarks Districts and the Town’s LWRA, being an Unlisted Action under SEQRA and as subject of an Application for Area Variances within the purview of the ZBA

6:55 PM

Vanikiotis, Serroukas & Serroukas Partners, LLP – 6595 NYS Route 9 North – Subdivision Plat

Conduct of Public Hearing on Application for Subdivision Plat Approval under Town Code Chapter 101, Subdivision of Land, in the matter of the proposed consolidation of TMPs 135089-6170-00-552684, -486696 and -545674, within the General Business (GB) District, this matter previously being the subject of a Conditional Plat Approval Resolution adopted by the Planning Board on November 16, 2015, pursuant to which stated conditions and/or requirements were not satisfied within the maximum authorized time period and for which a timely request for extension was not submitted, being an Unlisted Action under SEQRA

7:00 PM

Susan Koff – River and Ryan Roads – Subdivision Plat

Conduct of Public Hearing on Application for Subdivision Plat Approval under Town Code Chapter 101, Subdivision of Land, in the matter of a proposed consolidation of Lots 3A and 4 as previously depicted on a Subdivision Plat entitled “Re-Subdivision of Filed Map 5873A”, as approved by resolution of the Planning Board on February 3, 2009, now depicted on a Survey Map entitled ‘Merger of Lots 3A and 4, Filed Map 5873B”, and located within the Historic Preservation (HP20) and Hudson River National Historic Landmarks Districts and the Town’s LWRA, being an Unlisted Action under SEQRA

7:05 PM

KPH2 Management LLC -- Astor Courts, 189 River Road – Special Use Permit

Conduct of Public Hearing on Application for Special Use Permit under Town Code Chapter 125, Zoning, Sections 125-40 and 125-54, in the matter of the removal of debris and the repair and/or replacement of stream culverts within TMP 135089-6070-00-705785 within the Historic Preservation (HP20) and Hudson River National Historic Landmarks Districts, the Estates District Scenic Area of Statewide Significance and the Town’s LWRA, being an Unlisted Action under SEQRA

7:10 PM

John Lobotsky – 344 White Schoolhouse Road – Special Use Permit

Conduct of Public Hearing on Application for Renewal of Special Use Permit (Soil Mining) under Town Code Chapter 125, Zoning, and in accordance with NYSDEC Mined Land Reclamation Permit No. 3-1350-00047/00003 to authorize continuation of mining operations within a 12.3-acre

life of mine area within 54.3-acre TMP 135089-6270-00-933060 within the both Rural Countryside (RC5) and Mining Overlay (Mi-O) Districts and Agricultural District 20, and related request for waiver under Town Code Chapter 120, Wetlands, pursuant to Section 120-8(a) therein, being an Unlisted Action under SEQRA

REGULAR SESSION (OLD BUSINESS)

7:20 PM

Planning Board Discussion, Determinations and Decisions, as may be timely and not occurring during the course of the Public Hearing, on Applications subject of the above Public Hearings

- Rhinebeck Gardens Group, LLC – Garden Way (NYS Route 308 to Astor Drive) – Special Use Permits, Wetlands Permit and Site Plan Approval
- Rene Schmitt – 168 Hilltop Road – Special Use Permit and Site Plan Approval
- Keith Arndt – 6 Long Dock Road – Special Use Permit, Certificate of Demolition or Removal, Wetlands Permit and Site Plan
- David Chapman – 16 and 30 Valley Way Road – Subdivision Plat
- Vanikiotis, Serroukas & Serroukas Partners, LLP – 6595 NYS Route 9 North – Subdivision Plat
- Susan Koff – River and Ryan Roads – Subdivision Plat
- KPH2 Management LLC -- Astor Courts, 189 River Road – Special Use Permit
- John Lobotsky – 344 White Schoolhouse Road – Special Use Permit

REGULAR SESSION (NEW BUSINESS)

None scheduled.

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

- **Tops Supermarkets – Sign Permit(s) for former Stop & Shop**

Presentation and Planning Board review in consideration of Town Design Guidelines and, if timely, Recommendation to ZEO

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, September 19, 2016, at 6:30 PM. In consideration of the Town Board's recent amendment of Town Code Chapter 125, Zoning, which provides for a longer lead time for submission to the Clerk of new applications, the Close of Agenda for this Regular Meeting occurs on Monday, August 22, 2016, at 2:30 p.m. some 21 days prior to the meeting. The Close of Agenda remains some 14 days prior, in this case Monday, August 29, 2016, at 2:30 p.m., for submission of additional requested information concerning applications pending before the Planning Board.

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 possible 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, Gretchen Smith, during office hours 10:30 a.m. to 3:00 p.m., Monday through Thursday.