

**TOWN OF RHINEBECK PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY, JUNE 5, 2017**

Issued following Close of Agenda for New Applications on May 15, 2017

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 Regular Meeting Minutes of May 1, 2017
- Correspondence and Announcements

PUBLIC HEARINGS UNDER TOWN CODE CHAPTER 101, SUBDIVISION OF LAND, CHAPTER 120 WETLANDS and/or CHAPTER 125, ZONING / PLANNING BOARD DISCUSSION and, as may be timely, PLANNING BOARD DETERMINATIONS under SEQRA and/or LWRP and DECISIONS ON APPLICATIONS

6:35 PM

Darrol & Deirdre Solin – Wey Road -- Special Use Permit and Site Plan Approval

Continuation from May 1, 2017, of conduct of combined Public Hearing on Applications for Special Use Permit and Site Plan Review and Approval under Town Code Chapter 125, Zoning, in the matter of the proposed construction of a single-family dwelling and installation of related site improvements on an existing lot of record, being 3.0-acre Lot No. 1, FM No. 8098 and TMP 135089-6271-00-145170, within the Rural Countryside (RC5) and Water Resources Overlay (WR-O) Districts and adjoining a certified agricultural district, all as set forth on documents submitted on behalf of the Applicant by the Project Engineer on March 10, 2017, being classified by the Planning Board as a Type II Action under SEQRA.

6:40 PM

Catherine Hoskinson-Fischer – 595 South Mill Road – Subdivision Plat Approval, Special Use Permit(s) and Site Plan Approval

Conduct of combined Public Hearing on Applications for Subdivision Plat Approval under Town Code Chapter 101, Subdivision of Land, and for Special Use Permit(s) and Site Plan Review and Approval under Town Code Chapter 125, Zoning, in the matter of [1] a proposed lot line alteration between TMPs 135089-6068-00-897809 and -956811, each remaining in excess of the minimum lot area requirement, and [2] the conversion (with addition) of an existing non-habitable, “non-contributing structure” into a three-bedroom dwelling and installation of related site improvements, including on-site well and SDS, within the Rural Agricultural (RA10) and Hudson River National Historic Landmarks Districts and the Town's LWRA, as subject of Application for Area Variances pending before the ZBA, being classified as an Unlisted Action under SEQRA.

6:50 PM

Elise Long & David Webb – 19 Russell Avenue – Special Use Permit(s) and Site Plan Approval

Conduct of combined Public Hearing on Applications for Special Use Permit(s) and Site Plan Review and Approval under Town Code Chapter 125, Zoning, in the matter of [1] the proposed

re-location (eliminating encroachment on adjacent Kopyscianski parcel) and conversion (with addition) of an existing non-habitable, “contributing structure” into a one-bedroom “detached accessory dwelling unit” with connection to existing water and SDS and [2] the siting of a pre-fabricated 96 sf storage shed on 0.189-acre TMP 135089-6069-06-392798 within the Rhinecliff Hamlet (Rc-H), Rhinecliff Overlay (Rc-O) and Hudson River National Historic Landmarks Districts and the Town’s LWRA, being classified as a Type II Action under SEQRA.

6:55 PM

Colleen Mooney & Mark Sutton and the Village of Rhinebeck – 3 and 76 Slate Dock 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 0.033-acre lot line alteration between TMP 135089-6070-04-506216 (1.067-acre Lands of Mooney and Sutton located in the Town’s RM-1 District) and 135089-6070-04-524265 (10.7-acre Lands of Village of Rhinebeck located in the Village’s LC District) to both eliminate encroachment of residential deck, as unknowingly constructed, onto Village parcel and provide a minimum two-foot setback as authorized by the ZBA in 2003, being classified as an Unlisted Action under SEQRA.

7:00 PM

Chris Meyer – 277 Rhinecliff Road – Site Plan Approval

Conduct of Public Hearing on Application for Site Plan Review and Approval under Town Code Chapter 125, Zoning, in the matter of proposed phase 1 exterior modifications to a single-family dwelling, being a “contributing structure”, on 3.218-acre TMP 135089-6070-00-752299 within the Historic Preservation (HP20) and Hudson River National Historic Landmarks Districts and the Town’s LWRA and adjacent to a certified agricultural district, being classified as a Type II Action under SEQRA.

7:05 PM

Susan Koff, as Trustee – 125 & 167-169 Ryan Road – Subdivision Plat, Wetlands Permit, Special Use Permit and Site Plan Approval

Conduct of combined Public Hearing on Application for Subdivision Plat Approval under Town Code Chapter 101, Subdivision of Land, Application for Wetlands Permit under Town Code Chapter 120, Wetlands, and Applications for Special Use Permit and Amendment of Approved Site Plan under Town Code Chapter 125, Zoning, in the matter of [1] a 0.562-acre lot line alteration between Lot 1 and Lot 3A, FM 5837C, each remaining in excess of the Historic Preservation (HP20) District minimum lot area, and [2] the installation of an underground electrical line from Ryan Road to a transformer serving the single-family dwelling under construction on Lot 3a and re-location of the generator site depicted on the related Approved Site Plan, being classified as an Unlisted Action under SEQRA.

7:30 PM

Baptist Home of Brooklyn, Inc. – 46 Brookmeade Drive --- Special Use Permit and Site Plan Approval

Continuation from May 1, 2017, of combined Public Hearing on Applications for Special Use Permit and Site Plan Review and Approval under Town Code Chapter 125, Zoning, in the matter of “The Greens at Brookmeade”, the proposed construction of a 18,870 s.f. “Adult Day Camp” facility and “Brookmeade Accessory Uses” under Town Zoning Law Sections 125-20 and 125-68.S, the undertaking of related site improvements including accessways, parking areas, lighting, landscaping and utilities, and the upgrading of the existing wastewater treatment facility on 74.27-acre TMP 135089-6170-00-996215 within the Rural Countryside (RC5), Water Resource Overlay (WR-O) and Flood-Fringe Overlay (FF-O) Districts and adjacent to a certified agricultural district,

all as set forth within documents prepared by the Project Architect and Project Engineer and submitted on behalf of the Applicant by the former on January 31 and March 13, 2017, being classified by the Planning Board as an Unlisted Action under SEQRA.

REGULAR SESSION (OTHER OLD BUSINESS)

7:40 PM

Mensch Grasmere LLC – Mill Road and U.S. Route 9 – Special Use Permit, Wetlands Permit and Site Plan Approval

Project Update on Grasmere Farm Hotel Development, being a report concerning progress made in satisfaction of conditions and/or requirements precedent to stamping and signing of Phase 1 Site Plan.

REGULAR SESSION (NEW BUSINESS)

7:50 PM

Hudson Valley Rhinebeck LLC – 492 Ackert Hook Road – Subdivision Plat, Special Use Permits, Site Plan Approvals, and Wetlands Permit

Sketch Plan Conference and, if timely, Initiation of SEQRA compliance process in the matter of a 12-room Country Inn 1 and a 28-unit Multifamily Residential Condominium proposed in the reutilization and redevelopment of a 136-acre, National Register Historic District property within the Rural Countryside (RC-5) District.

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 19, 2017, at 6:30 PM. The Close of Agenda for new applications to be considered during this Regular Meeting occurs on Friday, May 26, 2017, at 2:30 p.m. being 21 days prior to the meeting as adjusted due to the Memorial Day observance on May 29th. The Close of Agenda is some 14 days prior, in this case Monday, June 5, 2017, at 2:30 p.m., for submission of additional requested information concerning applications pending before the Planning Board.

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 within its existing footprint, 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 11:00 a.m. to 3:00 p.m., Monday through Thursday.