

**TOWN OF RHINEBECK PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY, JULY 17, 2017**

*Issued following Close of Agenda for New Applications on June 26, 2017, and for
Additional Information on Continuing Applications on June 29, 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 June 5 and June 19, 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

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

Continuation from June 5, 2017, 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 approved by the ZBA on June 21, 2017, being classified as an Unlisted Action under SEQRA.

6:40 PM

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

Continuation from June 5, 2017, 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 on-site 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.

6:45 PM

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

Continuation from June 5, 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 “Brookmeade Center” (formerly “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 as an Unlisted Action under SEQRA.

6:50 PM

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

Conduct of combined Public Hearing on Applications by Grasmere Mensch LLC for Subdivision Plat Approval (Consolidation of TMPs 135089-6169-00-451779 and 135089-6169-00-554765) under Town Code Chapter 101, Subdivision of Land, to satisfy certain Dutchess County Health Department requirements and Amendment of Phase 1 Site Plan Approval under Town Code Chapter 125, Zoning, to accommodate a modified intersection of the proposed “entrance-only” site driveway with Mill Road, in the matter of the previously approved Country Inn 2 (“Grasmere Farm Hotel Development”) on Mill Road and U.S. Route 9 within the RA10 District, the Hudson River National Historic Landmarks District and the Town’s LWRA. The overall project was previously classified as a Type 1 Action under SEQRA and was the subject of a coordinated review and prior Planning Board actions including acceptance of Draft and Final Environmental Impact Statements (EIS), issuance of a Statement of Findings and a Statement of Consistency with LWRP Coastal Policies, and adoption of Resolutions granting Special Use Permit, Site Plan Approval, Wetlands Permit and a Certificate of Removal or Demolition.

Concurrently with its consideration of the Amendment of the Phase 1 Site Plan Approval Grasmere Mensch, LLC, has requested the Planning Board (1) extend the Special Use Permit, the Phase 1 Site Plan Approval, and the associated Wetlands Permit and Certificate of Removal or Demolition, by a period of one year and (2) amend its prior Resolution approving the Special Use Permit to eliminate the condition a minimum 250-acre parcel be subdivided from within the greater acreage identified within the EIS as such subdivision is not required for a Country Inn 2 under Town Code Chapter 125.

6:55 PM

Glen Birnbaum on behalf of Arvia Morris – 110 Stone Church Road and 8 Crosby Lane – Subdivision Plat.

Conduct of Public Hearing on the Application by Glen Birnbaum on behalf of Arvia Morris (Marie T. Welch, Agent) for Subdivision Plat Approval under Town Code Chapter 101, Subdivision of Land, in the matter of a proposed 9-acre lot line alteration between TMPs 135089-6271-00-433349 and 135089-6271-00-380442 at 110 Stone Church Road and 8 Crosby Lane within the Rural Countryside (RC5) District. The Proposed Action, being an Amendment to Filed Map 5409, has been classified as an Unlisted Action under SEQRA.

7:00 PM

LXMI Property Holdings LLC – 18 Haggerty Hill Road – Special Use Permit and Site Plan Approval.

Conduct of combined Public Hearing on the Re-Applications by LXMI Property Holdings LLC 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 five-bedroom dwelling, installation of related site improvements and establishment of a one-bedroom detached accessory dwelling unit on 15-acre TMP 135089-6169-00-613163 at 18 Haggerty Hill Road within the Rural Countryside (RC5) District, being the subject of prior Dutchess County Health Department Approval and classified as an Unlisted Action under SEQRA.

7:05 PM

Eran & Margot Wilkenfeld – 12 Haggerty Hill Road – Subdivision Plat and Wetlands Permit.

Conduct of combined Public Hearing on the Applications by Eran & Margot Wilkenfeld for Subdivision Plat Approval under Town Code Chapter 101, Subdivision of Land, and for Wetlands Permit under Town Code Chapter 120, Wetlands in the matter of a proposed 2.025-acre lot line alteration between Lots 1B (TMP 135089-6169-00-614039) and 1C (TMP 135089-6169-00-640068), Filed Map 10386-A, at 12 Haggerty Hill Road within the Rural Countryside (RC5) and Rock Ledge National Historic Districts, and authorization of a proposed house site on Lot 1C within an adjacent regulated area of a pond located within re-configured Lot 1C, being classified as an Unlisted Action under SEQRA.

7:10 PM

Ferndale Forest, Inc. – 68 Mt. Rutsen Road – Site Plan Approval.

Conduct of Public Hearing on the Application by Ferndale Forest, Inc. for Site Plan Review and Approval under Town Code Chapter 125, Zoning, in the matter of the proposed construction of an 815 s.f. covered pavilion on 194-acre TMP 135089-6171-00-100300 at 68 Mt. Rutsen Road within the Land Conservation (LC) District and the Town's LWRA, being classified as a Type II Action under SEQRA..

REGULAR SESSION (OTHER OLD BUSINESS)

7:30 PM

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

Status Update on 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 / Planning Board review of correspondence received from Involved Agencies and Interested Agencies and Persons following distribution of "Notice of Intent to Serve as Lead Agency with Request for Comments" on June 12, 2017, and, if timely, acceptance of position as SEQRA Lead Agency and processing of Applications, including referrals and scheduling of field visits, public hearing, etc.

REGULAR SESSION (NEW BUSINESS)

7:45 PM

Hudson Solar – 355 Wurtemberg Road -- Special Use Permit and Site Plan Approval.

Sketch Plan Conference with Planning Board and, if timely, Initial Presentation of Applications for Special Use Permit and Site Plan Review and Approval under Town Code Chapter 125, Zoning, in the matter of a proposed "Ground-Mounted Solar Power Plant" on a leased portion of TMP

135089-6269-00-739233, owned by Barry Sherrod, and located within the Rural Countryside (RC5) and Agricultural 20 Districts and adjacent to a National Register property / Planning Board review and processing, as may be timely, under Town Code Chapter 125 and SEQRA.

8:00 PM

Barry Nemmers – 9 Charles Street – Certificate of Demolition or Removal, Special Use Permit, Site Plan Approval

Sketch Plan Conference with Planning Board and, if timely, Initial Presentation of Applications for Certificate of Demolition or Removal, Special Use Permit and Site Plan Review and Approval in the matter of the proposed renovation of a single-family dwelling on TMP 135089-6069-00-383978 within the Rhinecliff Hamlet (Rc-H) and Rhinecliff Overlay (Rc-O) Districts and the Town's LWRA / Planning Board review and processing, as may be timely, under Town Code Chapter 125 and SEQRA.

Commented [AB1]:

Commented [AB2]:

8:05 PM

Christina McClinchey – 3 Hickory Drive (south side of Rhinecliff Road) – Wetlands Permit.

Initial Presentation of Application for Wetlands Permit to authorize encroachment into the regulated buffer area of a portion of a proposed 644 sf addition to a single-family dwelling on TMP 135089-6070-04-935227 within the RM1 (Residential Moderate Density) District / Planning Board review, processing and, if timely, decision on Application under Town Code Chapter 120 and SEQRA

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

ZBA Referrals / Review and Comment by Planning Board

- **ZBA Case #952 Steven Myron Holl Foundation – 60 Round Lake Road – Area Variance**
Front setback variance in the matter of proposed addition on TMP 135089-6370-02-620830 within the Rural Countryside (RC5) District
- **ZBA Case #953 WTR Rhinebeck LLC – Ackert Hook Road – Area Variances**
Front and side setback and coverage variances in the matter of three lots (TMPs 135089-6169-00-651813, -686804 and -669777) within a 2007 subdivision located in the Rural Countryside (RC5) District

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, August 21, 2017, at 6:30 PM. The Close of Agenda for new applications to be considered during this Regular Meeting occurs on Monday, July 31, 2017, at 2:30 p.m. The Close of Agenda is some 14 days prior, in this case Monday, August 7, 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.