

**TOWN OF RHINEBECK PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 18, 2017**

*Issued following Close of Agenda for New Applications on August 28, 2017, and
Additional Information for Continuing Applications on September 5, 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 August 21, 2017
- Correspondence and Announcements

PUBLIC HEARINGS UNDER TOWN CODE CHAPTER 101, SUBDIVISION OF LAND, CHAPTER 120, WETLANDS, AND 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

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

Continuation from July 17, 2017, as deferred at Applicant's request on August 21, 2017, 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.

6:45 PM

Robert Stone – 11 Morton Road – Subdivision Plat Approval

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 1.311-acre parcel (existing dwelling and related improvements) and adjacent 0.348-acre parcel (vacant land except for gravel parking areas), the former (or both) being identified as TMP 135089-00-6069-445727, within the Rhinecliff Hamlet (Rc-H) District and the Town's LWRA, being classified as an Unlisted Action under SEQRA.

6:50 PM

Ronald Plambeck – 44 Old Post 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 replacement of two older mobile homes with two new, larger manufactured homes on leased Lots 15 and 21, within 3.3-acre Hidden Valley Mobile (Manufactured Home) Park in the Neighborhood Residential (NR), Water Resource Overlay (WR-

O) and Flood-Fringe Overlay (FF-O) Districts and the Town's LWRA and adjacent to a certified agricultural district, being classified as a Type II Action under SEQRA.

6:55 PM

Jeff Baker – 1010-1014 Route 308 – Special Use Permit, Site Plan Approval and Wetlands Permit

Conduct of combined Public Hearing on Application for Wetlands Permit under Town Code Chapter 120, Wetlands, and Applications for Special Use Permit and Site Plan Review and Approval under Town Code Chapter 125, Zoning, in the matter of the dredging of approximately 400 cubic yards from Lake Sepasco and placement of 8 cubic yards of sand within an area of approximately 450 square feet within TMP 6371-00-426548-0000, being classified as an Unlisted Action under SEQRA.

8:00 PM -- *Please note time as established by the Planning Board on August 21, 2017.*

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

Continuation from August 21, 2017, of combined Public Hearing on Applications for Special Use Permits (Solar Power Plant and Major Excavation) 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, being classified as a Type I Action under SEQRA for which a SEQRA Notice of Intent to Serve as Lead Agency has been issued by the Planning Board.

REGULAR SESSION (OTHER OLD BUSINESS)

7:05 PM

Hudson Solar – 355 Wurtemberg Road – SEQRA Compliance

Review of communications received in response to circulation of SEQRA Notice of Intent to Serve as Lead Agency for coordinated environmental quality review / Planning Board designation, if timely, as SEQRA Lead Agency and related discussion of plan and initial schedule for proceeding in that role

REGULAR SESSION (NEW BUSINESS)

7:15 PM

Mensch Grasmere, LLC – 29 Mill Road and U.S. Route 9 – Subdivision Plat Approval

Initial Presentation of Application for Subdivision Plat Approval for consolidation of TMPs 135089-6169-00-451779 (25.2 acres), -554765 (29.5 acres) and -320500 (448 acres) within the RA-10 District into a single 503-acre parcel / Planning Board review and, as timely, classification and related processing under Town Chapter 101, Subdivision of Land, and SEQRA

7:25 PM

Cher De Rossitor – 17 Dutchess Terrace – Site Plan Approval

Initial Presentation of Application for Site Plan Approval for proposed porch repair (sills and replacement windows) and other window replacements on her c.1850 dwelling within the Rhinecliff Overlay (Rc-O) District / Planning Board review and, as timely, processing under Town Code Chapter 125, Zoning, and SEQRA

7:35 PM

Gibraltar Management – 7047 NYS Route 9 North – Certificate of Removal or Demolition

In consideration of expiration of prior Approval, Presentation of Re-Application for Certificate of Removal or Demolition under Town Code Chapter 125, Zoning, Section 125-62, in the matter of the proposed demolition in full of two historic barns on TMP 6271-00-070680 within the Rural Countryside (RC5) District, being an Unlisted Action under SEQRA for which a Negative Declaration (Determination of Non-Significance) under SEQRA was previously issued by the Planning Board

REGULAR SESSION (OTHER BUSINESS)

7:40 PM

Mandatory Planning Board Training

Scheduling of Historic Preservation training session

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

ZBA Referrals for Planning Board Review and Comment

None scheduled.

Note: Request for Interpretation received by the ZBA in the case of Barry Nemmers is not a matter referable to the Planning Board.

ADJOURNMENT

INFORMATION FOR PRESENT AND FUTURE APPLICANTS

The next Regular Meeting of the Planning Board will be held on Monday, October 2, 2017, at 6:30 PM. The Close of Agenda for new applications to be considered during this Regular Meeting occurs on Monday, September 11, 2017, at 2:30 p.m. The Close of Agenda is Monday, September 18, 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.