

**TOWN OF RHINEBECK PLANNING BOARD
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 21, 2017**

Prepared upon Close of Agenda for New Applications on January 31, 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 Minutes of Regular Meetings of January 10 and February 6, 2017
- Correspondence and Announcements

PUBLIC HEARING UNDER TOWN CODE CHAPTER 125, ZONING / RELATED DECISION, AS MAY BE TIMELY, ON THE APPLICATIONS

6:35 PM

Jonathan McKown (Jonathan Hoover, Agent) – 664 River Road – Special Use Permit and Site Plan

Planning Board continuation from January 10 and February 6, 2017, of Public Hearing on Re-Application (without modification) for Site Plan Review and Approval under Town Code Chapter 125, Zoning, Sections 125-33 and 125-73.B in the matter of the demolition of an existing garage and the construction of two 600 s.f. structures, a garage and a workshop, accessory to an existing single-family dwelling on 44.56-acre TMP 135089-6171-00-300967 in the Historic Preservation (HP20) District, the Hudson River National Historic Landmarks District and the Town's LWRA, being classified as an Unlisted Action under SEQRA for which a Negative Declaration (Determination of Non-Significance) was earlier issued by the Planning Board and a matter subject of an Application pending for the ZBA for Area Variances.

REGULAR SESSION (OTHER OLD BUSINESS)

6:40 PM

KPH2 Management, LLC --- 189 River Road – Master Plan / SEQRA Compliance

Planning Board acknowledgment of responses to Notice of Intent to Serve as Lead Agency followed by review under Part 617 NYCRR of Full EAF Part 1 and underlying supporting documents, completion of EAF Part 2 and, as required, Part 3, and during course of the review identification of any additional information required before issuing a Determination of Significance, either Positive Declaration requiring preparation of Draft EIS or Negative Declaration completing environmental review under SEQRA for this Type I Action involving permits, approvals and compliance determinations by the Planning Board and other local, County, State and federal agencies in the matter of a phased program of building and site improvements at Astor Courts, TMP 135089-6070-00-705785.

REGULAR SESSION (NEW BUSINESS)

7:10 PM

Baptist Home of Brooklyn, NY – 46 Brookmeade Drive – Sketch Plan Conference

Applicant Presentation and Planning Board conduct of Sketch Plan Conference under Town Code Chapter 125, Zoning, Section 125-74, in the matter of “The Greens at Brookmeade”, a 17,700 S.f. facility for “Adult Day Camp” (Zoning Law Sections 125-20 and 125-68.S) and “Brookmeade Accessory Uses”, on 74.27-acre TMP 135089-6170-00-996215 within the Rural Countryside (RC5) and Water Resource Overlay (WR-O) Districts.

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

ZBA Referrals for Comment & Recommendation, if forwarded by ZBA on February 15, 2017

- **John Lyons -- 224 Morton Road – Area Variance** (minimum lot area, Class 2 Home Occupation)
- **Vanikiotis, Serroukas & Serroukas Partners, LLP – 6595 Route 9 – Area Variances** (as previously granted on September 29, 2015, and since expired)

ZEO and/or Town Board Referrals

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, March 6, 2017, at 6:30 PM. The Close of Agenda for this Regular Meeting occurs on Monday, February 13, 2017, at 2:30 p.m. being 21 days prior to the meeting. The Close of Agenda is some 14 days prior, in this case extended to Tuesday, February 21, 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.