

**TOWN OF RHINEBECK PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY, MAY 1, 2017**

Issued following Close of Agenda for New Applications on April 10, 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 April 3 and April 17, 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

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

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 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.

6:40 PM

Michael & Maribeth Feinberg – 8 Charles Lane -- Subdivision Plat Approval

Conduct of Public Hearing on Application by Michael and Maribeth Feinberg for Subdivision Plat Approval under Town Code Chapter 101, Subdivision of Land, in the matter of the proposed consolidation of three lots (Lot 10, Lot 11 and Modified Lot 12 as depicted on FM No. 4496 and 4496-B) into a single 7.220-acre lot, being the location of an existing single-family dwelling and related site improvements, within the Rural Countryside (RC5) District, being classified by the Planning Board as an Unlisted Action under SEQRA.

6:45 PM

Nora Kindley & Carmine Degennaro – 5 Morton Road -- Special Use Permit and Site Plan Approval

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 addition to a

single-family dwelling on 0.369-acre TMP 135089-6069-00-438746 within the Rhinecliff Hamlet (Rc-H) and Rhinecliff Overlay (Rc-O) Districts, the Hudson River National Historic Landmarks District and the Town's LWRA, and adjoining a scenic roadway and certified agricultural district, all as set forth on documents submitted on behalf of the Applicant by the Project Architect on February 24, 2017, being classified by the Planning Board as a Type II Action under SEQRA.

6:50 PM

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

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.

6:55 PM

Joseph Monaco – Peacock Road -- Wetlands Permit

Conduct of Public Hearing on Application for Wetlands Permit under Town Code Chapter 120, Wetlands, in the matter of location within a regulated area of site improvements related to the construction of a proposed single-family dwelling on an existing lot of record, being Lot No. 34, FM No. 8141A and TMP 135089-6270-00-050698, within the Rural Countryside (RC5) 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.

7:00 PM

Town of Rhinebeck – Rhinecliff Road at Traver Lane – Site Plan Approval

Conduct of combined Public Hearing on (1) Re-Application by Town of Rhinebeck for Site Plan Review and Approval under Town Code Chapter 125, Zoning, as previously granted on July 24, 2015 in the matter of Phase 1 improvements including the proposed pavilion at Thomas Thompson-Sally Mazzarella Park on the south side of Rhinecliff Road and (2) the further Application by the Town of Rhinebeck for Site Plan Review and Approval to move development (grading and seeding) of proposed soccer fields from a Phase 2 to a Phase 1 improvement. The overall TTSM Park Master Plan is the subject of a Negative Declaration (Determination of Non-Significance) under SEQRA issued by the Town Board on June 8, 2009, as amended on October 15, 2013, in the matter of the Phase 1 improvements.

7:05 PM

Andrew Solomon – 367 River Road – Special Use Permits and Site Plan Approval

Continuation of conduct of Public Hearing on Applications to the Planning Board for Special Use Permits and Site Plan Review and Approval under Town Code Chapter 125, Zoning, in the matter of proposed work on TMP 135089-6071-00-760185, a 105-acre estate property known as "Marienruh" and consisting of a 17,000 s.f. residence and appurtenances, fronting on a Scenic Road and being within the Historic Preservation (HP-20) and Land Conservation Stream Corridor (LC-S) Overlay Districts, the Hudson River National Historic Landmarks District and the Town's LWRA, being a Type I Action and the subject of a Negative Declaration (Determination of Non-Significance) under SEQRA issued by the Planning Board as designated Lead Agency on June 6, 2016, and further being the subject of Area Variances granted by the ZBA and revised documents submitted on behalf of the Applicant by the Project Architect on March 20, 2017, the latter being the subject of pending completion of review by the Planning Board Engineer.

REGULAR SESSION (OTHER OLD BUSINESS)

None scheduled.

REGULAR SESSION (NEW BUSINESS)

7:20 PM

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

Sketch Plan Conference and, if timely, Initial Presentation of 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 / Planning Board review, classification and processing under Town Code and SEQRA.

7:30 PM

Robert Stone – 11 Morton Road – Subdivision Plat Approval

Sketch Plan Conference and, if timely, Initial Presentation of 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 / Planning Board review, classification and processing under Town Code and SEQRA.

7:40 PM

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

Sketch Plan Conference and, if timely, Initial Presentation of 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 / Planning Board review, classification and processing under Town Code and SEQRA.

7:50 PM

Ronald Plambeck – 44 Old Post Road – Site Plan Approval

Sketch Plan Conference and, if timely, Initial Presentation of 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 / Planning Board review, classification and processing under Town Code and SEQRA.

8:00 PM

Colleen Mooney & Mark Sutton and the Village of Rhinebeck – 3 and 76 Slate Dock Road – Subdivision Plat

Sketch Plan Conference and, if timely, Initial Presentation of 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 / Planning Board review, classification and processing under Town Code and SEQRA.

8:10 PM

Chris Meyer – 277 Rhinecliff Road – Site Plan Approval

Sketch Plan Conference and, if timely, Initial Presentation of 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 / Planning Board review, classification and processing under Town Code and SEQRA

8:20 PM

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

Sketch Plan Conference and, if timely, Initial Presentation of 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 / Planning Board review, classification and processing under Town Code and SEQRA.

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

8:30 PM

Referral of ZBA Case # 949

David Leary – 233 Wurtemberg Road – Application for Area Variance

Comment and recommendation requested on relief sought for presence of two private garages on the dwelling premises based upon the ZEO's Determination that proposed construction of a garage attached to the single-family dwelling is, in consideration of the presence of an existing detached garage of the property, not permitted under Town Code Chapter 125, Zoning.

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 5, 2017, at 6:30 PM. The Close of Agenda for new applications to be considered during this Regular Meeting occurs on Monday, May 15, 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 Monday, May 22, 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.