

**TOWN OF RHINEBECK PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY, OCTOBER 16, 2017**

*Issued following Close of Agenda for New Applications on September 25, 2017, and
Additional Information for Continuing Applications on October 2, 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 September 18 and October 2, 2017, and Summary of Work Session held on October 2, 2017, in the matter of the solar power plant proposed by Hudson Solar
- 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.

6:40 PM

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

Conduct of Public Hearing on 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, being an integral part of a Type I Action (Grasmere Farm Hotel Development) subject of prior EIS and Statement of Findings SEQRA and Statement of Consistency with Coastal Policies.

6:45 PM

Cher de Rossiter – 17 Dutchess Terrace – Site Plan Approval

Conduct of Public Hearing on 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, being classified as a Type II Action under SEQRA.

6:50 PM

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

Conduct of Public Hearing on 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 classified as an Unlisted Action under SEQRA for which a Negative Declaration (Determination of Non-Significance) under SEQRA was previously issued by the Planning Board.

6:55 PM

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

Continuation from September 18, 2017 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.

7:00 PM

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

Continuation from August 21 and September 18, 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 National Register property, being classified as a Type I Action under SEQRA for which after distribution of a SEQRA Notice of Intent to Serve as Lead Agency the Planning Board assumed Lead Agency status.

REGULAR SESSION (OTHER OLD BUSINESS)

None scheduled.

REGULAR SESSION (NEW BUSINESS)

7:20 PM

Walt Horstman -- 32 Cove Road – Special Use Permit and Site Plan Approval

Sketch Plan Conference and Initial Presentation of Applications for Special Use Permit under Town Code Chapter 125, Zoning, Section 125-40 and Site Plan Review and Approval in the matter of construction of a 672 s.f. detached garage and relocation of driveway on a single-family dwelling premises, 2.1-acre TMP 135089-6168-00-145414, at 32 Cove Road within the Land Conservation (LC) and Water Resources Overlay (WR-O) Districts and the Town’s LWRA / Planning Board review and processing, as may be timely, under Town Code Chapter 125 and SEQRA.

7:25 PM

Margot Dougherty -- 75 Kelly Street – Special Use Permit and Site Plan Approval

Sketch Plan Conference and Initial Presentation of Applications for Special Use Permit under Town Code Chapter 125, Zoning, Section 125-73, and Site Plan Review and Approval in the matter of installation of a front yard picket fence, clerestory window and sliding glass door on a

single-family residential premises, 0.13-acre TMP 135089-6069-06-378024, within the Rhinecliff Hamlet (RH) and Rhinecliff Overlay (Rc-O) Districts, the Hudson River National Historic Landmarks District and the Town's LWRA / Planning Board review and processing, as may be timely, under Town Code Chapter 125 and SEQRA.

REGULAR SESSION (OTHER BUSINESS)

None scheduled.

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

ZBA Referrals for Planning Board Review and Comment

None scheduled.

ADJOURNMENT

INFORMATION FOR PRESENT AND FUTURE APPLICANTS

The next Regular Meeting of the Planning Board will be held on Monday, November 20, 2017, at 6:30 PM. The Close of Agenda for new applications to be considered during this Regular Meeting occurs on Monday, October 30, 2017, at 2:30 p.m. The Close of Agenda is Monday, November 6, 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.