

**TOWN OF RHINEBECK PLANNING BOARD  
REGULAR MEETING AGENDA  
TUESDAY, FEBRUARY 20, 2018**

*Issued following Close of Agenda for New Applications on January 30, 2018, and  
Additional Information for Continuing Applications on February 6, 2018*

**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 February 5, 2018
- Correspondence and Announcements

**PUBLIC HEARINGS**

None scheduled.

**REGULAR SESSION (OLD BUSINESS)**

None scheduled.

**REGULAR SESSION (NEW BUSINESS)**

**6:35 PM**

**Ronald Plambeck – 44 Old Post Road – Site Plan Approval**

Request for Time Extension in the matter of Site Plan Approval granted by the Planning Board on September 18, 2017, 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, having been classified as a Type II Action under SEQRA.

**6:40 PM**

**Del's Dairy Crème LLC c/o Van Lamprou – 6780-6784 Route 9 North – Special Use Permit and Site Plan Approval.**

Initial Presentation of Applications for Special Use Permit and Site Plan Approval under Town Code Chapter 125, Zoning, Sections 125-20.A and 125-73.A, of proposed demolition of existing non-historic residential building, construction of an open pavilion, and undertaking of related access, parking, fencing and landscaping improvements on 1.18-acre TMP 135089-6171-00-819095 within the Community Business South (CB-S) and Land Conservation Stream Corridor (LC-S) Zoning Districts / Planning Board review and processing under Zoning Law and SEQRA.

**6:50 PM**

**A Solomon Associates LLC, SS Farm LLC (Anna Lou Leibovitz), and Victoria & Family Farm LLC (Robert Duffy) – River Road – Special Use Permit, Wetlands Permit and Site Plan Approval.**

Initial Presentation of Applications for Special Use Permit and Site Plan Approval under Town Code Chapter 125, Zoning, Sections 125-40.A and 125-73.A, and Wetlands Permit under Town

Code Chapter 120, Wetlands, in the matter of the proposed underground installation of 3,900 linear feet of three-phase power and telecommunications utilities within a proposed 25-foot wide private utility easement traversing portions of the Applicant's lands, being 105-acre TMP 135089-6071-00-760185, and two other parcels to the south, being 212-acre TMP 135089-6071-00-791045 and 44-acre TMP 135089-6070-00-680832, the collective parcels being located within the Historic Preservation (HP20) and Land Conservation Stream Corridor (LC-S) Zoning Districts, the Hudson River National Historic Landmarks District, the Estates District Scenic Area of Statewide Significance and the Town's LWRA / Planning Board review and processing under Zoning Law, Wetlands Law and SEQRA.

**7:00 PM**

**KPH2 Management LLC – 189 River Road – Certificate of Demolition or Removal, Special Use Permit and Site Plan Approval.**

Initial Presentation of Applications for Certificate of Demolition or Removal (if determined required by ZEO), Special Use Permit and Site Plan Approval under Town Code Chapter 125, Zoning, Sections 125-40.A, 125-62.G and 125-73.A, in the matter of the proposed renovation of power house as a boat storage building, being regulated as the Adaptive Reuse of an Historic Building, on 50.371-acre TMP 135089-6270-00-705785 both within the Historic Preservation (HP20) Zoning District, the Hudson River National Historic Landmarks District, the Estates District Scenic Area of Statewide Significance and the Town's LWRA, and within Dutchess County Agricultural District 20 / Planning Board review and processing under Zoning Law and SEQRA.

**REGULAR SESSION (OTHER BUSINESS)**

None scheduled.

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

None scheduled.

**ADJOURNMENT**

**INFORMATION FOR PRESENT AND FUTURE APPLICANTS**

*The next Regular Meeting of the Planning Board will be held on Monday, March 5, 2018, at 6:30 p.m. The Close of Agenda for new applications to be considered during this Regular Meeting occurs on Monday, February 12, 2018, at 2:30 p.m. The Close of Agenda is Monday, February 19, 2018, 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.*

