

**TOWN OF RHINEBECK PLANNING BOARD
REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 16, 2019**

****Please note that any material(s) not submitted and reviewed prior to the meeting will not be displayed on the projection system.**

6:30 PM

CALL TO ORDER / DETERMINATION OF QUORUM

BUSINESS SESSION

- Confirmation or Modification of Posted Meeting Agenda
- Review and Acceptance of Regular Meeting Minutes of August 19, 2019
- Correspondence and Announcements

PUBLIC HEARING:

6:35 PM

Jeff Baker - 1010-1014 Route 308
Site Plan Approval, Special Use Permit & Wetland Permit – Single Family Dwelling
TMP 135089-6371-00-426548

6:45 PM

Mansour – 4 S. Hinterlands Dr.
Site Plan, Special Use Permit & Wetlands Permit
TMP 135089-6269-00-156817

7:00 PM -

Rock Ledge – 492 Ackert Hook Rd.
Site Plan Approval, Special Use Permit and Wetlands Permit
TMP 135089-6268-00-041979

7:15 PM

KPH2 Management LLC, Tea Court LLC, Bryndle Valley LLC, Ferncliff Nursing Home CO Inc – 195, 189, 167-169 River Rd. and 21-33 Ferncliff Dr.
Master Plan Application
TMP 135089-6070-00-680832, 877700, 705785, 850800

7:30 PM

Grasmere – Jonathan Mensch – Mill Road
Site Plan, Special Use Permit & Wetlands Permit
TMP 135089-6169-00-451779

NEW BUSINESS:

6:40 PM

Stephanie Kufner – 73 Strauss Lane
Site Plan Approval – Addition to existing apartment
TMP 135089-6169-00-696461

6:50 PM

**Joseph Dalu – 5 Long Dock Rd.
Site Plan Approval & Special Use Permit
TMP 135089-6070-04-568267**

6:55 PM

**Refinery Fitness, LLC – 6797 Route 9
Site Plan Approval – Expansion of gym
TMP 135089-6171-00-822162**

ADJOURNMENT

INFORMATION FOR PRESENT AND FUTURE APPLICANTS

The following Regular Meeting of the Planning Board will be held on Monday, October 7, 2019, at 6:30 PM. The Close of Agenda for new applications to be considered during this Regular Meeting occurs on Monday, September 16, 2019, at 2:30 p.m. The Close of Agenda is Monday, September 23, 2019, 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.