

MEMORANDUM

To: Town of Rhinebeck Planning Board, Town of Rhinebeck Planning Board Secretary

From: James Levy, AICP – Town Planning Consultant *jl*

Re: Meeting Memo for January 18, 2022 Planning Board Meeting

Date: January 13, 2022

Per the January 18th Planning Board Meeting agenda, I am providing the following notes and draft resolutions for review & use in the upcoming Planning Board Meeting. These materials have been drafted based on materials I have been provided for each project. I offer the following for your review/use:

New Applications:

Thompson Mazzarella Park – Site Plan Amendment. Revise plans to provide a turf field instead of grass.

Public Hearings

Michael Osnato – 122 Morton Road. Site Plan & Special Use Permit. Front façade changes to existing residence.

ZBA Referrals

None

ZA Referrals

None

*NOTE: The Planning Board meeting is **TUESDAY**, January 18th.*



Thompson Mazzarella Park/Town of Rhinebeck

Site Plan Amendment

TMP 135089-6169-00-281972 & 125001-6170-18-330081

- 1) The Town is proposing to amend the previously approved site plan to provide a turf athletic playing field instead of a grass playing field.
 - a. The changes proposed return the proposal to what was originally proposed, then subsequently changed.
 - b. The switch from grass to turf is a surface material change only. All grading and disturbance will be the same as previously approved and all work will be undertaken within the same footprint as the previously approved plans. All other elements of the approved Site Plan remain the same.
- 2) There was discussion of the potential for adding playing field lighting at the recent Town Board meeting. This item is not part of the approved plan and is not part of the Site Plan Amendment. Such an addition to the plans will require a future site plan submission.
- 3) Fencing was a previously approved plan element. Those plans, however, did not include a specific type of fencing. The Town has provided a sample of the fencing with this submission, and we have no concerns as it is pretty standard for playing fields. The fencing is located well within the park away from Rhinecliff Road/Route 85 and will not be visible from the road.

Thompson Mazzarella Park/Town of Rhinebeck

Site Plan Amendment

TMP 135089-6169-00-281972 & 125001-6170-18-330081

The Town of Rhinebeck Planning Board hereby acts as follows on the application by the Town of Rhinebeck Town Board for Site Plan amendment approval under Town Code Chapter 125, Section 125-72, for a change in the approved plans to provide a turf field instead of a grass field at Traver Lane (TMP 135089-6169-00-281972 & 125001-6170-18-330081) within the CIV (Civic) Zoning District in the Town of Rhinebeck and R (Residential) Zoning District in the Village of Rhinebeck.

1. Accepts the application and supporting documents as adequate for further review by the Planning Board, its advisors and the public.
2. Classifies the Proposed Action as a Type II SEQRA action for which coordinated environmental quality review is precluded.
3. Schedules a Public Hearing on the Application for _____, 2021 at 6:15 PM and directs the Clerk to undertake or otherwise cause the noticing and posting thereof in accordance with the requirements set forth in Town Code Chapter 125 Sections 125-75.
4. Delegates Planning Board Members _____ and _____ to conduct a field visit to the project site and report their observations at the time of Public Hearing.
5. In accordance with Town Code Chapter 9, Conservation Advisory Board, refers the application to the Conservation Advisory Board for review and written comment concerning environmental factors.
6. In accordance with Town Code Chapter 118, Waterfront Advisory Board, refers the application to the Waterfront Advisory Committee for review and written comment concerning consistency with the LWRP.
7. In accordance with Town Code Chapter 125, Section 125-62.1.B.2.g.1, refers the application to the HAPAC for *expedited* review and written comment concerning historic and/or archeological elements due to the project location within the Hudson River National Historic Landmark District.
8. In accordance with the Dutchess County Department of Planning and Development 239 Planning/Zoning Referral, refers the application to the Dutchess County Department of Planning and Development for review.
9. Authorizes, without prejudice to any information or comment that may be presented at the Public Hearing or may arise based on both the above-cited field visit and referral, preparation of a working draft of an Approvals Resolution for the Planning Board's consideration on _____(date) or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Michael Osnato

Site Plan & Special Use Permit
TMP 125089-6069-00-400403

Below are our review comments for consideration by the Planning Board for the above referenced project. Following these comments is a draft Approval Resolution for the Planning Board's consideration.

- 1) The applicant is proposing to renovate the existing front façade of the existing house.
 - a. The applicant attended a pre-conference meeting on November 1, 2021.
 - b. The proposal is to remove the porte cochere, front porches and 2nd floor dormers and replace them with a more traditional front porch and add shutters to several windows. Landscaping and grading work will also be undertaken including the addition of a retaining wall.
 - c. The Planning Board is reviewing this project because it is located on a scenic road which requires site plan review and because it is located within the WR-O (within 1000' of the Hudson River) which requires Site Plan review and a Special Use permit. The property is also located within the Hudson River National Historic Landmark District.
- 2) There are wetlands on the site near Morton Road and the Hudson River, but they are nowhere near the proposed work, so no wetlands permit is required. There is a pond about 250' from the house but it is well beyond the 100' wetland buffer.
- 3) We do not see any planning-related issues with this project. The changes are to an existing structure façade facing Morton Road but well off Morton Road with little to no measurable visual impact, in our opinion. There will be no changes to the view from the Hudson River side of the property. Runoff from the structure is listed as being the same pre- and post-construction and all runoff will tie-in to existing gutter/drainage systems.
- 4) The property and structure are not listed as historic, so we recommend the Planning Board ask the HAPAC for an expedited review of this project.

Draft Approval Resolution

Michael Osnato

Site Plan & Special Use Permit

TMP 125089-6069-00-400403

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Michael Osnato for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-65, and Section 125-72, respectively, for renovation of the existing front façade of the house at 122 Morton Road (TMP 125089-6069-00-400403) within the HP20 (Historic Preservation) Zoning District.

1. Reaffirms the Proposed Action as Type II under SEQRA action for which coordinated environmental quality review is precluded.
2. Based upon review of submitted information, including reports from Planning Board members, and CAB/WAC member(s) on their site visit to the project property, finds that the proposed work is consistent with the objectives and regulations of Chapter 125.
3. With respect to the application for Special Use Permit to authorize work:
 - a. Finds the proposed work and intended use to be consistent with the “General Standards” for special use permits set forth in the Town Code Chapter 125, Section 125-67.
 - b. Grants the requested Special Use Permit conditional upon receipt of Site Plan approval by the Planning Board.
4. With respect to the application for Site Plan approval:
 - a. Finds the proposed work and intended use to be consistent with Town Code Chapter 125, Section 125-75, and approves the application inclusive of the application materials by James Dixon Architecture dated November 29, 2021.
 - b. Authorizes the Planning Board Chair to stamp and sign the above cited Site Plan upon the Applicant’s satisfaction of the below conditions and/or requirements within six (6) calendar months of the adoption of this resolution:
 - i. Submission of the above cited site plan in the form and number specified within Town Code Chapter 125, Section 125-78.B, except as may be modified as to lesser number by the Chair in consideration of filing and distribution requirements, and including thereon all required stamps, seals and certifications.
 - ii. Payment of any outstanding fees and/or reimbursable amounts due the Town of Rhinebeck related to the review and processing of Applications subject to this Resolution.
 - iii. Receipt of all approvals, authorizations, or certifications required herein or from any other Town, County, State or other agency as required to undertake the proposed action(s).

In taking this action the Planning Board further authorizes the Town Zoning Enforcement Officer/Zoning Administrator and/or Building Inspector, to issue any required permits for the proposed use upon their determination that both the terms of this Resolution and all other applicable codes, laws, rules or regulations, including but not limited to the provisions of the New York State Uniform Fire Prevention and Building Code, within the purview of the ZEO/ZA and/or Building Inspector have been satisfied.

No later than two weeks prior to six months beyond the date of adoption of this resolution, and upon specific written request by the applicant, a time extension may be made per Section 125-78 D-2.