

Draft Procedural Resolution

Ferncliff Forest

Site Plan (Amendment) & Wetlands Permit
TMP# 135089-00-6171-00-100300

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Ferncliff Forest (H. Knick Staley) for Site Plan Approval and a Wetlands Permit, under Town Code Chapter 125, Section 125-72 and Chapter 120, Section 120-9, respectively, for installation of 7 guard rails totaling 476 linear feet at 68 Mount Rutsen Road (TMP 135089-00-6171-00-100300) within the LC (Land Conservation) Zoning District.

1. Accepts the application and supporting documents as adequate for initiating review by the Planning Board, its advisors, and the public.
2. Classifies the proposed action as unlisted for which coordinated environmental quality review is not required.
3. Schedules a Public Hearing on the Application for _____, 2023 at 6:15pm and directs the Clerk to undertake or otherwise cause the noticing and posting thereof in accordance with the requirements set forth within Town Code Chapter 125, Section 125-72, and Chapter 120, Section 120-9.
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 Committee, refers the application to the Waterfront Advisory Committee for review and written comment concerning consistency with the LWRP.
7. 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.
8. 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 _____, 2023 or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Draft Procedural Resolution

12468 Corp (c/o Nikhil Mittal)

Site Plan (Amendment) & Wetlands Permit

TMP# TMP# 135089-00-6069-00-884024

The Town of Rhinebeck Planning Board hereby acts as follows on the application by 12468 Corp (c/o Nikhil Mittal) for Site Plan Approval and a Wetlands Permit, under Town Code Chapter 125, Section 125-72 and Chapter 120, Section 120-9, respectively, to permit existing wood platforms at 473 Mill Road (TMP 135089-00-6069-00-884024) within the RA10 (Rural Agriculture) Zoning District.

1. Accepts the application and supporting documents as adequate for initiating review by the Planning Board, its advisors, and the public.
2. Classifies the proposed action as Type II (617.5.c.12) for which coordinated environmental quality review is not required.
3. Schedules a Public Hearing on the Application for _____, 2023 at 6:15pm and directs the Clerk to undertake or otherwise cause the noticing and posting thereof in accordance with the requirements set forth within Town Code Chapter 125, Section 125-72, and Chapter 120, Section 120-9.
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 Committee, refers the application to the Waterfront Advisory Committee for review and written comment concerning consistency with the LWRP.
7. 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.
8. 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 _____, 2023 or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Draft Procedural Resolution

David Pisacrita

Site Plan & Special Use Permit
TMP# 135089-6269-00-713012

The Town of Rhinebeck Planning Board hereby acts as follows on the application by David Pisacrita for Site Plan Approval and a Special Permit, under Town Code Chapter 125, Section 125-72 and Section 125-65, respectively, for construction of a detached accessory roofed porch structure at 443 Wurtemberg Road (TMP 135089-6269-00-713012) within the RC 5 (Rural Conservation) Zoning District.

1. Accepts the application and supporting documents as adequate for initiating review by the Planning Board, its advisors, and the public.
2. Classifies the proposed action as Type II (617.5.c.12) for which coordinated environmental quality review is not required.
3. Schedules a Public Hearing on the Application for _____, 2023 at 6:15pm and directs the Clerk to undertake or otherwise cause the noticing and posting thereof in accordance with the requirements set forth within Town Code Chapter 125, Section 125-72 and Section 125-66.
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 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.
7. 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 _____, 2023 or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Draft Approval Resolution

Sabrina Feldman

Site Plan, Special Use Permit, Wetlands Permit
TMP # 135089-6270-02-962825

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Sabrina Feldman for Site Plan, Special Use Permit, and a Wetlands Permit under Town Code Chapter 125, Section 125-72, 125-66, and 120-4, respectively, for renovations and modifications to an existing barn at 22 Salisbury Turnpike (TMP # 135089-6270-02-962825), within the RC5 (Rural Countryside) Zoning District.

1. Reaffirms the proposed action as Type II under SEQR for which coordinated environmental quality review is not required.
2. Based upon review of submitted information, including reports from Planning Board members on their site visit to the project property and input from referrals, finds that the proposed work is consistent with the objectives and regulations of Chapter 125.
3. With respect to the application for a Wetlands Permit:
 - a. Finds the proposed work and intended use to be consistent with the “General Standards” for wetland permits set forth in the Town Code Chapter 120, Section 120-9.
 - b. Grants the requested Wetland Permit conditional upon receipt of Site Plan approval by the Planning Board.
4. With respect to the application for a Special Use Permit:
 - 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.
5. 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 plans by Caleb Killian dated May 2, 2023.
 - b. Authorizes the Planning Board Chair to stamp and sign the above cited application 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 to 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.

Draft Approval Resolution

Wireless Edge

Site Plan & Special Use Permit
TMP#135089-6171-00-695860

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Wireless Edge for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-65, and Section 125-72, respectively for installation of a new communications facility or tower (TMP# 135089-6171-00-695860), within the RC5 (Rural Conservation) Zoning District.

1. Classifies the proposed action as unlisted for which coordinated environmental quality review is precluded.
2. Based upon review of submitted information, including site visit reports from Planning Board members, 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:
 - 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. *Any other requirements or comments will be added here*
 - c. 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 site plan by Tectonic Engineering, Consultants, Geologists and Land Surveyors D.P.C. revised August 4, 2023.
 - b. *Any other requirements or comments will be added here*
 - c. Authorizes the Planning Board Chair to stamp and sign the above cited application 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 to 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.

Draft Approval Resolution

Rhinecliff Hotel

Site Plan (Amendment) & Special Use Permit
TMP# 135089-6069-06-355952

The Town of Rhinebeck Planning Board hereby acts as follows on the application by the Rhinecliff Hotel for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-65, Section 125-69 and Section 125-72, respectively for construction/realignment of parking spaces at 4 Grinnell Street (TMP# 135089-6069-06-355952), within the RC-B (Rhinecliff Business) Zoning District and Rc-O (Rhinecliff Overlay).

1. Reaffirms the Proposed Action as Type II SEQRA for which coordinated environmental quality review is precluded.
2. Based upon submitted information and reviews undertaken, including reports from Planning Board members, HAPAC and CAB/WAC member(s), 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 construct new parking spaces:
 - 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 and Site Plan by Labella Associates with a title sheet dated October 12, 2022.
 - 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.