

**TOWN BOARD OF THE TOWN OF RHINEBECK
RESOLUTION NO. 2024-223
RESOLUTION ACCEPTING THE AMENDED APPLICATION BY KEARNEY
REALTY GROUP, INC. AND HOUSING PARTNERSHIP DEVELOPMENT
CORP. FOR A ZONING MAP AMENDMENT PURSUANT TO
CHAPTER 25, ARTICLE V, SECTION 125-64.4 OF THE TOWN CODE TO
REZONE THE PROPERTY LOCATED BETWEEN ASTOR DRIVE AND
RHINECLIFF ROAD (STATE ROUTE 85), TAX ID NO. 6170-00-223336-0000
PURSUANT TO ARTICLE V, SECTION 125-64.4, et. seq., AFFORDABLE
HOUSING DEVELOPMENT WITHIN THE WORKFORCE HOUSING (WH)
DISTRICT**

WHEREAS, the Town of Rhinebeck Town Board received an application by Kearney Realty Group, Inc. and Housing Partnership Development Corp. for a zoning map amendment dated March 9, 2022 pursuant to §125-64.4 of the Town Code seeking amendment of the Town Zoning Code for development of a workforce housing project on parcel no. 6170-00-223336-0000 located between Astor Drive and Rhinecliff Road; and

WHEREAS, the Town Board had reviewed the application concept plan for the project and determined the application to be complete for the purposes of initiating a review; and

WHEREAS, a preliminary review had been undertaken by the Town Board with the assistance from the Attorney to the Town, the Town's Consulting Planner and the Town's Consulting Engineer and found that the overall concept was acceptable and ready to move the project into the required review phase; and

WHEREAS, the Town Board, in accordance with the requirements of §125-64.4 of the Town Code referred the application and the documentation submitted in conjunction with said application to the Town's Planning Board; the Town's Workforce Housing Committee; the Town's Waterfront Advisory Committee; and Dutchess County Department of Planning and Development for their comments and assumed the role of lead agency for the SEQRA review of this project; and

WHEREAS, the Town Board conducted a public informational meeting on the proposed application and project on November 29, 2022; and

WHEREAS, the Town Board has received an amended application and concept plan from the applicant dated May 9, 2024; and

WHEREAS, the Town Board has determined that the amended application and concept plan should be forwarded to the Rhinebeck Planning Board; the Rhinebeck Workforce Housing Committee; and the Town's Waterfront Advisory Committee and the Dutchess County Department of Planning and Development for their review and comment on the revised application and concept plan; and

WHEREAS, the Town Board has determined that before a public hearing is conducted on the revised application, the Town Board should conduct another public informational meeting for presentation of the revised application and concept plan to the public.

NOW, THEREFORE, be it

RESOLVED, that the Town Board hereby schedules a public informational meeting on the application for workforce housing submitted by Kearney Realty Group, Inc. and Housing Partnership Development Corp. for May 28, 2024 at 6:00 p.m. at the Town of Rhinebeck Town Hall; and be it further

RESOLVED, that the Town Board hereby schedules a public hearing on the proposed application and concept plan, as amended, for June 10, 2024 at 6:00 p.m. at the Town of Rhinebeck Town Hall; and be it further

RESOLVED, that the Town Clerk shall provide such notice of the public informational meeting and the public hearing as may be required by §125-64.4(d) and Article XII of the Town Code; and be it further

RESOLVED, that the Town Board will take limited comments at the public informational meeting on the environmental impacts of the said project, as well as any comments the public may have with regard to other aspects of the project; and be it further

RESOLVED, that copies of the application documents, as well as the amended application documents, shall be made available for review and inspection during normal business hours at the Town Clerk's office and shall be posted on the Town's official website; and be it further

RESOLVED, that the Town Clerk shall post notice of the public informational hearing and the public hearing on the Town's official board; on the Town's website; and notice of the public hearing shall also be published in the Town's official paper.

Motion by: Supervisor Spinzia
Second by: Councilperson Kleitsch

Voice Vote:	Aye	No
Supervisor Spinzia	X	
Deputy Supervisor Walker	X	
Councilperson Kleitsch	X	
Councilperson Scherr	X	

This certifies that the foregoing is a true copy of a resolution offered and adopted at a meeting of the Rhinebeck Town Board on May 13, 2024



JOAN WINNE, RHINEBECK TOWN CLERK