

TOWN OF RHINEBECK TOWN BOARD

RESOLUTION 2024-341

RESOLUTION APPROVING CONCEPT PLAN FOR THE LOCUST HILL WORKFORCE HOUSING DEVELOPMENT AND FORWARDING THE APPLICATION TO THE TOWN OF RHINEBECK PLANNING BOARD FOR COMMENCEMENT OF SITE PLAN REVIEW

WHEREAS, Kearney Realty and Development Group Inc. (“Applicant”) has submitted an application to the Town Board for the development of a workforce multi-family residential development known as “Locust Hill” on a 20.3 acre parcel of land located at Rhinecliff Road in the Town of Rhinebeck (hereinafter, at times, “Subject Property”); and

WHEREAS, the application was first submitted in or about March of 2022 seeking, in relevant part, an amendment to the Town’s Zoning Code for development of the workforce housing project pursuant to the provisions of §125-64.4 of the Town Code; and

WHEREAS, the application requested the Town Board to approve a “Concept Plan” for the project and a zoning amendment approving a Workforce Housing (WH) designation for the subject property within the Town’s Village Gateway (VG) zoning district; and

WHEREAS, the Town Board circulated its notice of intent to be lead agency for the SEQRA review of this project, following the procedures set forth in 6 NYCRR Part 617 (SEQRA), among the involved agencies, which include: (i) the Town of Rhinebeck Planning Board (site plan, special use permit approval and issuance of wetlands permits); (ii) Rhinebeck Highway Department (approval of emergency access drive); (iii) Village of Rhinebeck Board of Trustees (approval of water and sewer connection); (iv) New York State Department of Transportation (approval of highway permit for access driveway); and (v) Dutchess County Department of Health (connection to Village water and sewer); and

WHEREAS, the Town Board assumed the role of lead agency for the SEQRA review of this project and conducted a coordinated review of the same with the involved agencies, and interested agencies including: (i) New York State Office of Parks, Recreation and Historic Preservation; (ii) Town of Rhinebeck Workforce Housing Committee; (iii) Town of Rhinebeck Conservation Advisory Board; (iv) Town of Rhinebeck Historic and Archaeological Preservation Committee; (v) Town of Rhinebeck Waterfront Advisory Committee; and (vi) the Dutchess County Department of Planning and Development; and

WHEREAS, the Town Board by resolution dated October 15, 2024 adopted a Negative SERQRA Declaration for this project and determined that the project did not the potential for any “significant” environmental impacts and that, as a result, a Draft Environmental Impact Statement need not be prepared; and

WHEREAS, the Applicant has submitted to the Town Board and the Town Board’s consultants (including the Town’s Planning Consultant, the Town’s Engineer and Attorney to the

Town) a proposed Concept Plan for the project, which included the following documentation: (i) Title Sheet (C001, last revised 8/22/2024; (ii) General Notes (C002), last revised 8/22/2024; (iii) Existing Conditions (C100), last revised 8/22/2024; (iv) Tree Plan – 1 (C101), last revised 8/22/2024; (v) (Tree Plan - 2 (C102), last revised 8/22/2024); (vi) Existing Tree Table (C103), last revised 8/22/2024; (vii) Environmental Analysis Map (C104), last revised 8/22/2024; (viii) Overall Site Plan (C200), last revised 8/22/2024; (ix) Enlarged Site Plan – 1 (C201), last revised 8/22/2024; (x) Enlarged Site Plan -2 (C202), last revised 8/22/2024; (xi) Overall Grading Plan & Road Profile (C300), last revised 8/22/2024; (xii) Sight Lines (C301), last revised 8/22/2024; (xiii) Overall Utility Plan (C400), last revised 8/22/2024; (xiv) Enlarged Utility Plan – 1 (C401), last revised 8/22/2024; (xv) Enlarged Utility Plan – 2 (C402), last revised 8/22/2024; and (xvi) Overall Erosion & Sediment Control Plan (C450), last revised 8/22/2024; and

WHEREAS, in addition, the Applicant has submitted to the Town Board and its consultants a Stormwater Pollution Prevention Plan (“SWPPP”) in draft form dated August, 2024; a Construction Impact Mitigation Narrative; a Blasting Plan; Fire Department correspondence; NYSDEC Habitat Assessment correspondence dated July 19, 2024; US Fish & Wildlife Service correspondence dated July 18, 2024, a Visual Impact Analysis; and a Fiscal Impact Analysis; and

WHEREAS, the Town Board and/or the Applicant have solicited and referred the application to the following interested agencies, including: (i) New York State Office of Parks and Recreation and Historic Preservation; (ii) Town of Rhinebeck Workforce Housing Committee; (iii) Town of Rhinebeck Conservation Advisory Board; (iv) Town of Rhinebeck Historic and Archaeological Preservation Committee; (v) Town of Rhinebeck Waterfront Advisory Committee; and (vi) Dutchess County Department of Planning and Development, and has received, and considered, comments and input from these interested agencies; and

WHEREAS, as noted in the Negative SEQRA Declaration and Resolution adopting the same annexed hereto, the Town Board has conducted two public hearings and several workshop and public informational meetings in conjunction with this application and has received and considered comments from the public; and

WHEREAS, during the course of this review, the Applicant has voluntarily modified aspects of the Concept Plan; and

WHEREAS, the Town Board has determined that the proposed Concept Plan and supporting documentation are sufficient in form and content to be forwarded to the Planning Board for commencement of the site plan review and approval process as set forth in the Town Code.

NOW, THEREFORE, be it

RESOLVED, that the Town Board hereby adopts and approves the said Concept Plan in accordance with the provisions of §125-64.4(D)(7); and be it further

RESOLVED, that the Town Board hereby refers the application and Concept Plan and all studies and documentation received in conjunction with said application to the Planning Board for comment of its site plan review, but the Planning Board shall not issue its final approval of the

site plan until such time as the Town Board has adopted a local law rezoning the subject property for the proposed workforce housing development in accordance with §125-64.4(D)(7) of the Town of Rhinebeck Code; and be it further

RESOLVED AND DIRECTED, that the Town Clerk forward a copy of this Resolution to all involved and interested agencies; and to post this Resolution on the Town's official board and the Town's website.

*RESOLUTION WAS AMENDED ON THE FLOOR

Motion by: Deputy Supervisor Walker
Second by: Councilperson Scherr

Roll Call 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 October 15, 2024



JOAN WINNE, RHINEBECK TOWN CLERK