

Draft Approval Resolution

Joel Herm

Site Plan (Amendment)
TMP 135089-6169-00-935067

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Joel Herm for Site Plan Review, under Town Code Chapter 125, Section 125-72 to abandon the previously approved micro-hydro project by rescinding the previous site plan (Special Use Permit and Wetland Permit) approvals through this site plan amendment that returns the disturbed area near the existing dam to the original (or near original) condition at 443 Mill Road (TMP 135089-6169-00-935067) within the RA-10 (Rural Agriculture) Zoning District.

1. Classifies the proposed action as unlisted for which coordinated environmental quality review is not required.
2. Based upon review of submitted information, finds that the proposed work is consistent with the objectives and regulations of Chapter 125.
3. With respect to the application for Site Plan approval:
 - a. Find 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 Restoration Plan by Red Hook Engineering, PC dated November 25, 2024.
 - 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 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 Planning Board Secretary to provide the approval resolution to the applicant along with details on next steps required to finalize the Planning Board process, 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.

Plans, sketches, and other materials submitted to the Town of Rhinebeck Building Department for any required permits, including a Certificate of Occupancy and Certificate of Completion, must match the materials approved by the Planning Board. Any submissions to the Building Department that include changes to the Planning Board approved plans/materials are subject to rejection and/or requirement for resubmission to the Planning Board for (re)approval, as determined by and at the discretion of, the Town Zoning Enforcement Officer/Zoning Administrator and/or Building Inspector.

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.

SEQR Approval Resolution

Joel Herm

Site Plan (Amendment)
TMP 135089-6169-00-935067

This proposed action is seeking approval to abandon the previously approved micro-hydro project by rescinding the previous site plan (Special Use Permit and Wetland Permit) approvals through this site plan amendment that returns the disturbed area near the existing dam to the original (or near original) condition.

The Town of Rhinebeck Planning Board, in its role as duly-established Lead Agency under SEQRA and upon review and completion of the Short EAF and associated information, hereby issues a Negative Declaration under SEQRA deeming an environmental impact statement is not required and stating such will not be prepared, in its consideration of a Site Plan (Amendment) for the property at 443 Mill Road (TMP 135089-6169-00- 935067) within the RA-10 (Rural Agriculture) Zoning District.

In taking this action, the Planning Board approves the minor subdivision to move forward, and proposed actions are hereby approved for implementation.

Annexed Documents: Short EAF, Part 1, Part 2, & Part 3

Agency Use Only [If applicable]		
Project:	<input type="text"/>	
Date:	<input type="text"/>	

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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Draft Approval Resolution

Simon Sassenburg

Site Plan & Special Use Permit

TMP 135089-6069-06-363841

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Simon Sassenburg for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-72, and Section 125-65 respectively, as well as 125-69 (Rhinecliff Overlay) for porch repair at 18 James Street (TMP 135089-6069-06-363841) within the RC-H (Rhinecliff Hamlet) Zoning District and Rc-O (Rhinecliff Overlay).

1. Reaffirms the proposed action as Type II under SEQRA (617.5.c.1) for which coordinated environmental quality review is not required.
2. 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. Grants the requested Special Use Permit conditional upon receipt of site plan approval by the Planning Board.
3. 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 by Marvin Kemp & Cole PLLC dated November 25, 2024 inclusive of the Plan & Section sheet by Chuck Liscum Architect dated June 3, 2024.
 - 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 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 Planning Board Secretary to provide the approval resolution to the applicant along with details on next steps required to finalize the Planning Board process, authorizes 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.

Plans, sketches, and other materials submitted to the Town of Rhinebeck Building Department for any required permits, including a Certificate of Occupancy and Certificate of Completion, must match the materials approved by the Planning Board. Any submissions to the Building Department that include changes to the Planning Board approved plans/materials are subject to rejection and/or requirement for resubmission to the Planning Board for (re)approval, as determined by and at the discretion of, the Town Zoning Enforcement Officer/Zoning Administrator and/or Building Inspector.

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 for Site Plan may be made per Section 125-78 D-2 and for Special Use Permit per Section 125-66.I.

Draft Approval Resolution

Scott & Kristin Hutchins (Lisa Harrow, Marc Chodock & Omri & Natalie Amit)

Minor Subdivision (Lot Line Adjustment)

TMP#135089-6270-00-231065, -264060, -248114, -205034

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Scott & Kristin Hutchins (Lisa Harrow, Marc Chodock & Omri & Natalie Amit) for Subdivision (Lot Line Adjustment) under Town Code Chapter 101, Section 101-7, for lot line adjustments to four properties on Hilee Road (TMP#135089-6270-00-231065, -264060, -248114, -205034) within the RC5 (Rural Countryside) Zoning District.

- 1) Reaffirms the prior classification as unlisted under SEQRA for which coordinated environmental quality review is not required. SEQR Short EAF Parts 1, 2 and 3 as well as the SEQR approval resolution have been completed.
- 2) Based upon review of submitted information, including the reports from Planning Board members on their site visit to the project property, finds that the proposed work is consistent with the objectives stated in Chapter 101, Subdivision of Land.
- 3) With respect to the Minor Subdivision, finds that the proposed action is consistent with Town Code Chapter 101, Subdivision of Land, Section 101-4.4.
 - a. Approves the application inclusive of the minor subdivision lot line alteration sheet prepared by Mark R. Graminski dated December 16, 2024.
 - 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 one hundred eighty (180) calendar days of the adoption of this resolution:
 - i. Stamping of the Subdivision Final Plat as a 'non-jurisdictional subdivision' or for 'filing purposes only' by the Dutchess County Department of Health.
 - ii. Submission of the above cited survey map in the form and number specified within Town Code Chapter 101, Section 101-4.4.D.(4), 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.
 - iii. Submission of the deed(s) to be filed with the Dutchess County Clerk's Office.
 - iv. 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, including any park and recreation fees that may be required.

The applicant is advised of the requirement that within sixty (60) calendar days of stamping by the Chair, the approved Final Plat must be filed with the Dutchess County Clerk's Office.

In taking this action the Planning Board further authorizes the Planning Board Secretary to provide the approval resolution to the applicant along with details on next steps required to finalize the Planning Board process, authorizes 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.

Plans, sketches, and other materials submitted to the Town of Rhinebeck Building Department for any required permits, including a Certificate of Occupancy and Certificate of Completion, must match the materials approved by the Planning Board. Any submissions to the Building Department that include changes to the Planning Board approved plans/materials are subject to rejection and/or requirement for resubmission to the Planning Board for (re)approval, as determined by and at the discretion of, the Town Zoning Enforcement Officer/Zoning Administrator and/or Building Inspector.

Annexed Documents: Short EAF, Part 1, Part 2, & Part 3, SEQR Resolution

SEQR Approval Resolution

Scott & Kristin Hutchins (Lisa Harrow, Marc Chodock & Omri & Natalie Amit)
 Minor Subdivision (Lot Line Adjustment)
 TMP#135089-6270-00-231065, -264060, -248114, -205034

This proposed action is seeking approval for a Minor Subdivision (Lot Line Adjustment) from the Planning Board for lot line adjustments to four properties, eliminating an existing lot.

The Town of Rhinebeck Planning Board, in its role as duly-established Lead Agency under SEQRA and upon review and completion of the Short EAF and associated information, hereby issues a Negative Declaration under SEQRA deeming an environmental impact statement is not required and stating such will not be prepared, in its consideration of a Minor Subdivision for the property on Hilee Road (TMP#135089-6270-00-231065, -264060, -248114, -205034) within the RC5 (Rural Countryside) Zoning District.

In taking this action, the Planning Board approves the minor subdivision to move forward, and proposed actions are hereby approved for implementation.

Annexed Documents: Short EAF, Part 1, Part 2, & Part 3

Agency Use Only [If applicable]

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.
 Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

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SEAF 2019

Draft Approval Resolution

Ramapo Valley Partners, LLC

Minor Subdivision

TMP#135089-6268-00-430985

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Ramapo Valley Partners, LLC for Subdivision (Lot Line Adjustment) under Town Code Chapter 101, Section 101-7, for a minor subdivision at 65 Vlei Road (TMP#135089-6268-00-430985) within the RC5 (Rural Countryside) Zoning District.

1. Reaffirms the prior classification as unlisted under SEQRA for which for which coordinated environmental quality review is not required. SEQR Short EAF Parts 1, 2 and 3 as well as the SEQR approval resolution have been completed.
2. Based upon review of submitted information, including the reports from Planning Board members on their site visit to the project property, finds that the proposed work is consistent with the objectives stated in Chapter 101, Subdivision of Land.
3. With respect to the Minor Subdivision, finds that the proposed action is consistent with Town Code Chapter 101, Subdivision of Land, Section 101-4.4.
 - a) Approves the application inclusive of the minor subdivision lot line alteration sheet prepared by Willingham & Towne dated December 16, 2024.
 - 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 one hundred eighty (180) calendar days of the adoption of this resolution:
 - i. Stamping of the Subdivision Final Plat as a 'non-jurisdictional subdivision' or for 'filing purposes only' by the Dutchess County Department of Health.
 - ii. Submission of the above cited survey map in the form and number specified within Town Code Chapter 101, Section 101-4.4.D.(4), 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.
 - iii. Submission of the deed(s) to be filed with the Dutchess County Clerk's Office.
 - iv. 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, including any park and recreation fees that may be required.

The applicant is advised of the requirement that within sixty (60) calendar days of stamping by the Chair, the approved Final Plat must be filed with the Dutchess County Clerk's Office.

In taking this action the Planning Board further authorizes the Planning Board Secretary to provide the approval resolution to the applicant along with details on next steps required to finalize the Planning Board process, authorizes 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.

Plans, sketches, and other materials submitted to the Town of Rhinebeck Building Department for any required permits, including a Certificate of Occupancy and Certificate of Completion, must match the materials approved by the Planning Board. Any submissions to the Building Department that include changes to the Planning Board approved plans/materials are subject to rejection and/or requirement for resubmission to the Planning Board for (re)approval, as determined by and at the discretion of, the Town Zoning Enforcement Officer/Zoning Administrator and/or Building Inspector.

Annexed Documents: Short EAF, Part 1, Part 2, & Part 3, SEQR Resolution

SEQR Approval Resolution

Ramapo Valley Partners, LLC
Minor Subdivision
TMP#135089-6268-00-430985

This proposed action is seeking approval for a Minor Subdivision from the Planning Board to subdivide an existing lot into two lots.

The Town of Rhinebeck Planning Board, in its role as duly-established Lead Agency under SEQRA and upon review and completion of the Short EAF and associated information, hereby issues a Negative Declaration under SEQRA deeming an environmental impact statement is not required and stating such will not be prepared, in its consideration of a Minor Subdivision for the property (TMP 135089-6070-04-923207) at 65 Vlei Road (TMP#135089-6268-00-430985) within the RC5 (Rural Countryside) Zoning District.

In taking this action, the Planning Board approves the minor subdivision to move forward, and proposed actions are hereby approved for implementation.

Annexed Documents: Short EAF, Part 1, Part 2, & Part 3

Agency Use Only [If applicable]
Project:
Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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Draft Approval Resolution

Alexander Wright

Site Plan, Special Use Permit, Wetlands

TMP# 135089-6070-04-923207

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Alexander Wright 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 tree and brush removal for solar panel installation at 23 Buist Road (TMP # 135089-6070-04-923207), within the RM1 (Residential Medium Density) Zoning District.

1. Reaffirms the proposed action as unlisted for which coordinated environmental quality review is not required. SEQR Short EAF Parts 1, 2 and 3 as well as the SEQR approval resolution have been completed.
2. 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 special use 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.
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. 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 dated March 18, 2024, and wetland and stream delineation maps dated November 2023.
 - 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 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 Planning Board Secretary to provide the approval resolution to the applicant along with details on next steps required to finalize the Planning Board process, 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.

Plans, sketches, and other materials submitted to the Town of Rhinebeck Building Department for any required permits, including a Certificate of Occupancy and Certificate of Completion, must match the materials approved by the Planning Board. Any submissions to the Building Department that include changes to the Planning Board approved plans/materials are subject to rejection and/or requirement for re-submission to the Planning Board for (re)approval, as determined by and at the discretion of, the Town Zoning Enforcement Officer/Zoning Administrator and/or Building Inspector.

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.

SEQR Approval Resolution (We do not anticipate approval at this meeting)

Alexander Wright

Site Plan, Special Use Permit, Wetlands
 TMP# 135089-6070-04-923207

This proposed action is seeking approval for Site Plan, Special Use Permit and Wetlands from the Planning Board. Alexander Wright undertook tree and brush removal for solar panel installation and seeks approval for the work already undertaken.

The Town of Rhinebeck Planning Board, in its role as duly-established Lead Agency under SEQRA and upon review and completion of the Short EAF and associated information, hereby issues a Negative Declaration under SEQRA deeming an environmental impact statement is not required and stating such will not be prepared, in its consideration of a Site Plan, Special Use Permit and Wetlands permit for the property TMP 135089-6070-04-923207 at 23 Buist Road, Rhinebeck, NY within the Town of Rhinebeck RM1 (Residential Medium Density) Zoning District.

In taking this action, the Planning Board approves the project to move forward, and proposed actions are hereby approved for implementation.

Annexed Documents: Short EAF, Part 1, Part 2, & Part 3

Agency Use Only (If applicable)

Project:

Date:

**Short Environmental Assessment Form
 Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.
 Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

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SEAF 2019

Timeline Extension

Alexander Lloyd

TMP# 130589-6069-00-535040

Alexander Lloyd received Site Plan and Special Use Permit approval from the Planning Board on September 5, 2023 for construction of a single-family dwelling, garage, accessory dwelling, driveway, and associated parking area on Morton Road. There were no special terms or requirements included in the Approval Resolution. The applicant has reduced the size of the proposed roofed structures but that did not require Planning Board approval because the change was a reduction in overall size. The plans were signed by the Planning Board chair on February 6, 2024 within the 6-month period authorized by the approval resolution. An extension was then granted by the Planning Board at the August 8, 2024 meeting for an extension to February 6, 2025.

The applicant has been working to meet all requirements to begin construction, according to the cover letter submitted with this request, and is now in need of a 2nd 6-month timeline extension per Section 125-78.D.2 for Site Plan approval. This request would result in a total of 12 months of extension time which is permitted by the Zoning Code. The applicant is not requesting an extension for the Special Use Permit approval as an extension was previously granted that is valid until August 6, 2025.

With no changes to the plans proposed by this request and the applicant moving forward to construct the plans previously approved by the Planning Board, the issue is one of internal timelines and outside agency permitting. If the Planning Board is in agreement to provide an extension, we provide the following for your consideration:

The Town of Rhinebeck Planning Board, upon receiving a request for an extension of prior approvals by Alexander Lloyd in a timely manner, hereby grants the following extension:

- Extends the end date for satisfaction of Site Plan approval conditions for submission of a complete application for a building permit or certificate of occupancy by six (6) months from February 6, 2024 to August 6, 2025.