

Edwin & Mary Jo Henke

Site Plan & Special Use Permit
TMP#135089-6069-06-386813

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Edwin and Mary Jo Henke 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 construction of a sunroom and mudroom with siding that matches the house, relocation of a shed, installation of new wooden storm windows, replacement of two non-historic windows, installation of a new metal roof, construction of exterior steps and a flag stone walkway, and changes to the interior layout at 11 Jones Street (TMP#135089-6069-06-386813) within the RC-H (Rhinecliff Hamlet) Zoning District and Rc-O (Rhinecliff Overlay).

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.11) under SEQR for which coordinated environmental quality review is not required.
3. Schedules a Public Hearing on the Application for _____, 2025 at 6:05pm 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 125-77, 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 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 Town Code Chapter 125, Section 125-62.1.B.2.g.1, refers the application to the HAPAC for review and written comment concerning historic and/or archaeological elements.
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 _____, 2025 or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Barry Entner

Site Plan

TMP #135089-6270-00-193376

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Barry Entner for Site Plan Approval under Town Code Chapter 125, Section 125-72 for reconstruction of a porch at 41 Violet Hill Road (TMP#135089-6270-00-193376) within the RC5 (Rural Countryside) 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.1) under SEQR for which coordinated environmental quality review is not required.
3. Schedules a Public Hearing on the Application for _____ 2025 at 6:05pm 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 125-77.
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 125, Section 125-62.1.B.2.g.1, refers the application to the HAPAC for review and written comment concerning historic and/or archaeological elements.
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 _____ 2025 or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Robert Tourtelot – 33 Grinnell St.

Site Plan & Special Use Permit

TMP#135089-6069-06-356879

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Edwin and Mary Jo Henke 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 review and approval of an existing greenhouse, treehouse and shed and the installation of an electrical service upgrade, spa and barrel sauna, heat pumps, EV charging station, and walkways connecting elements at 33 Grinnell Street (TMP#135089-6069-06-356879) within the RC-H (Rhinecliff Hamlet) Zoning District and Rc-O (Rhinecliff Overlay).

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) under SEQR for which coordinated environmental quality review is not required.
3. Schedules a Public Hearing on the Application for _____, 2025 at 6:05pm 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 125-77, 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 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 Town Code Chapter 125, Section 125-62.1.B.2.g.1, refers the application to the HAPAC for review and written comment concerning historic and/or archaeological elements.
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 _____, 2025 or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Tea Court, LLC & KPH2, LLC

Site Plan, Special Use Permit, Wetlands Permit
TMP#135089-6070-00-680832

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Tea Court, LLC & KPH2, LLC for Site Plan, Special Use Permit, and a Wetlands Permit under Town Code Chapter 125, Section 125-72, and Section 125-65 and Town Code Chapter 120, Section 120-4 respectively, for construction of a miniature train, garden train, and constructing gates/walls and fencing at 189 & 195 River Road (TMP#135089-6070-00-680832) within the HP20 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) under SEQR for which coordinated environmental quality review is not required.
3. Schedules a Public Hearing on the Application for _____, 2025 at 6:05pm 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 125-77, 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 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 Town Code Chapter 125, Section 125-62.1.B.2.g.1, refers the application to the HAPAC for review and written comment concerning historic and/or archaeological elements.
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 _____, 2025 or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

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 to return the disturbed are to as near original condition as possible is 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. *Notes that the applicant has secured the necessary approvals/reviews from the NYSDEC.*
 - c. *Requires the applicant to pay fees and costs related to any professional consultant assistance that the Town of Rhinebeck requires to complete and implement this approval.*
 - d. 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.

Draft 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:
 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 any 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 Procedural Resolution

Ernesto Castillo & Marianne Dugan

Site Plan Review & Special Use Permit
TMP 135089-6069-06-428824

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Ernesto Castillo & Marianne Dugan 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 approval of work already done to install windows and heat pumps at 26 Kelly Street (TMP 135089-6069-06-428824) within the RC-H (Rhinecliff Hamlet) Zoning District and Rc-O (Rhinecliff Overlay).

1. Reaffirms the proposed action as Type II (617.5.c.2) 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 inclusive of the materials by Duke Beeson Architect, PC in a PDF file dated March 17, 2025.
 - b. Waives the full site plan submission requirements as permitted by Section 125-77.F and accepts the application and sketches submitted as they adequately show the work being approved.
 - c. 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.

Draft Approval Resolution

Christopher Travers

Site Plan Review

TMP 135089-6270-00-437724

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Christopher Travers for Site Plan Approval under Town Code Chapter 125, Section 125-72 for construction of a detached garage at 500 Route 308 (TMP# 135089-6270-00-437724) within the RC5 (Rural Countryside) Zoning District.

1. Reaffirms the proposed action as Type II (617.5.c.12) 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 application materials and plans by Warren Temple Smith Architects, LLC dated November 5, 2024, revised January 13, 2025.
 - 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.

Draft Approval Resolution

Tim Hermans & Anya Paul

Site Plan Review & Special Use Permit
TMP 135089-6069-06-435977

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Tim Hermans & Anya Paul 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) to remove a window and replace it with a door, enclose heating oil tanks and garbage bins, install a 10'x16' shed, and paint the home, and also to retroactively approve already changed groundcover under a deck and an installed fence at 25 Corning Street (TMP 135089-6069-06-435977) within the RC-H (Rhinecliff Hamlet) Zoning District and Rc-O (Rhinecliff Overlay).

1. Reaffirms the proposed action as Type II (617.5.c.12) 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 inclusive of the materials and site plan by Decker Surveying dated August 25, 2024, revised November 26, 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 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.

Draft Approval Resolution

Portia Bock & Craig Shipler

Site Plan, Special Use Permit
TMP#135089-6270-00-797746

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Portia Bock & Craig Shipler for Site Plan and Special Use Permit under Town Code Chapter 125 and Section 125-72, Section 125-65, respectively to construct two accessory structures and the demolition of a shed at the northern end of the property at 26 White Schoolhouse Road (TMP 135089-6270-00-797746) within the RC5 (Rural Countryside) Zoning District.

1. Reaffirms the proposed action as unlisted 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 inclusive of the application materials and Site Plan by Bear Architects last revised November 15, 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 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.