

SEQR Resolution

**Rhinebeck 2020 LLC (Mehl)**

Minor Subdivision & Special Use Permit  
TMP#135089-6170-00-976452, -050450

This proposed action is seeking approval for a Minor Subdivision from the Planning Board to subdivide two existing lots - 31.36 acres and 19.52 acres in size that was approved by the Planning Board as a 2-lot subdivision – into three lots. The proposal now calls for a 26.68 acre lot, 17.27 acre lot, and a 6.93 acre 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 of TMP#135089-6170-00-976452, -050450.

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 I, Part II, & Part III

DRAFT

Draft Approval Resolution

**Rhinebeck 2020 LLC (Mehl)**

Minor Subdivision & Special Use Permit

TMP#135089-6170-00-976452, -050450

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Rhinebeck 2020 LLC (Mehl) for Minor Subdivision and a Special Use Permit under Town Code Chapter 101, Section 101-4.4 and Chapter 125, Section 125-65, respectively, for subdivision of two lots into three lots on New York State Route 308 (TMP#135089-6170-00-976452, -050450) within the RC-5 (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, finds that the proposed work is consistent with the objectives stated in Chapter 101, Subdivision of Land.
3. With respect to the Special Use Permit required to undertake a traditional subdivision:
  - 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 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 materials submitted and minor subdivision plan sheet prepared by Richard Paul Hanback, NYS Land Surveyor dated August 8, 2025 (with a file name dated 011126).
  - 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.

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

**Grinnell Landing, LLC**

Site Plan & Special Use Permit

TMP#135089-6069-06-326798

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Grinnell Landing, LLC for Site Plan and a Special Use Permit under Town Code Chapter 125, Section 125-72 and Chapter 125, Section 125-65, respectively, for renovations to an existing house at 66-68 Grinnell Street (TMP#135089-6069-06-326798) within the RC-H (Rhinecliff Hamlet) and Rc-O (Rhinecliff Overlay) Zoning Districts.

1. Reaffirms the Proposed Action as Type II (617.5.c.11) under SEQRA for which coordinated environmental quality review is precluded.
2. Based upon submitted information and reviews undertaken, finds that the proposed work is consistent with the objectives and regulations of Chapter 125.
3. Approves of a demolition permit as required by the Town Code pursuant to Section 125-106 and Section 125-138.
4. With respect to the application for a Special Use Permit to undertake the above referenced renovations:
  - 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 application materials and Site Plan by Architecture + Construction PLLC dated July 14, 2025, revised November 20, 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 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 Approval Resolution

**David Lang**

Site Plan & Special Use Permit

TMP#135089-6069-06-404994

The Town of Rhinebeck Planning Board hereby acts as follows on the application by David Lang for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-72, and Section 125-65, respectively, for renovations of the home and garage including addition of a dormer to the house, addition of mini-split units on the house and garage, new windows, skylights, and siding and roofing for the proposed dormer at 16 Charles Street (TMP#135089-6069-06-404994) within the RC-H (Rhinecliff Hamlet) Zoning District and Rhinecliff Overlay (Rc-O).

1. Reaffirms the Proposed Action as Type II (617.5.c.11) under SEQRA for which coordinated environmental quality review is precluded.
2. Based upon submitted information and reviews undertaken, finds that the proposed work is consistent with the objectives and regulations of Chapter 125.
3. Approves of a demolition permit as required by the Town Code pursuant to Section 125-106 and Section 125-138.
4. With respect to the application for a Special Use Permit to undertake the above referenced renovations:
  - 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 application materials and Site Plan by Architecture + Construction PLLC dated July 14, 2025, revised November 20, 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 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 Approval Resolution**

Prinz & Swiss

Site Plan & Wetlands Permit

TMP# 135089-6169-00-822557

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Darren Prinz and Kelli Swiss for Site Plan Approval under Town Code Chapter 125, Section 125-72, and a Wetlands Permit under Town Code chapter 120, Section 120-4 for construction of a house, installation of a covered terrace and an in-ground pool with a fence on Ackert Hook Road (TMP 135089-6169-00-822557) within the RC-5 (Rural Countryside) Zoning District.

1. Reaffirms the Proposed Action as Type II SEQRA (617.5.C.11) for which coordinated environmental quality review is precluded.
2. Based upon review of submitted information, finds that the proposed work is consistent with the objectives and regulations of Chapter 125.
3. It is noted that this Property was created by a subdivision approved by the Town of Rhinebeck Planning Board in 2003, and is shown as Lot 2 on a 3-lot subdivision map filed with the Dutchess County Clerk's Office on February 13, 2003, as Filed Map Number 7418-B.
4. Filed Map 7418-B contains the following map note:

*Lot 1, Lot 2, and Lot 3 shall use a common access from Ackert Hook Road. This access has been approved by the superintendent of highways. Said access shall coincide with the existing right of way as it was previously conveyed, and the owners of the lots shall be subject to reciprocal rights of ways and to a driveway maintenance agreement which shall be set forth at the time of this subdivision. The right of way shall be contained entirely on lands of Lot 3.*

1. A common access is shown for Lot 1, Lot 2, and Lot 3 on Filed Map 7418-B, which is shown as "shared driveway" on the map. This shared driveway, and common access for Lot 1, Lot 2, and Lot 3, is where Barrett Tyler Drive is currently located.
2. Based upon review of the subdivision approved by the Town of Rhinebeck Planning Board in 2003, finds that the proposed work is consistent with the requirements of the approved subdivision and the filed map notes of Filed Map Number 7418-B
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 conditioned 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 by Kristina Dousharm Architecture, PLLC dated October 16, 2023 last revised March 23, 2026.
  - b. Conditions the approval upon the following:
    - i. Satisfaction of the Notice of Violation (NOV), dated June 12, 2024, stemming from illegal tree clearing and other illegal alterations made to the site in violation of the Town of Rhinebeck Zoning Law. A “Terms of Settlement and Resolution,” (hereinafter referred to as “Settlement”) has been circulated to the Applicant on April 29, 2026. This Resolution shall not be deemed granted until the Applicant has accepted such terms of the Settlement and signs the Acknowledgement the Settlement;
    - ii. As part of the terms of the Settlement, the Applicant shall provide a proposed remediation plan. The Planning Board shall review such remediation plan for the replanting of trees, the repair of the historic stone wall running along the border with Ackert Hook Road, and the planting of seedlings and ground cover in the area of the driveway corridor where trees were removed, and determine the remediation plan to be satisfactory.
    - iii. The Planning Board Chair shall not stamp and sign the above cited Site Plan until there has been acceptance of such terms and the Settlement has been signed by the Applicants.
    - iv. The Applicant shall fully and completely implement the accepted remediation plan.
    - v. No Certificate of Occupancy shall be issued for the residential structure until the agreed upon remediation plan has been inspected and approved, and all of the Town’s expenses incurred for the foregoing have been paid in full.
    - vi. The Applicant shall provide satisfactory determination/closeout of all DEC applications prior to obtaining a Certification of Occupancy
  - 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.

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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

APPLICATION NAME HERE  
PLANNING BOARD MEETING DATE HERE

DENIAL RESOLUTION TEMPLATE  
FOR USE AS-NEEDED

**TOWN OF RHINEBECK PLANNING BOARD  
FINDINGS STATEMENT & DECISION**

In the Matter of the Application of \_\_\_\_\_

For a permit pursuant to Chapter \_\_\_\_ of the Town  
of Rhinebeck Code entitled \_\_\_\_\_

- A. Proposed Applicant Action(s):
- B. Discussion & Town Code/Other References:
- C. Decision and Findings.

In applying the above noted discussions/Town Code/Other references to the above referenced application, the Planning Board concluded the following which resulted in the denial of the permit application.

- i. \_\_\_\_\_
- ii. \_\_\_\_\_
- iii. \_\_\_\_\_

- D. Addendum/References

The foregoing constitutes the Findings of this Board.

Dated: \_\_\_\_\_