William Brooks
Site Plan
TMP# 135089-6170-03-126284

The Town of Rhinebeck Planning Board hereby acts as follows on the application by William Brooks for Site Plan approval under Town Code Chapter 125, Section 125-72 to demolish an existing house and garage and replace it with a modular home at 133 Rhinecliff Road (TMP# 135089-6170-03-126284) within the RM1 Zoning District.

1. Accepts the application and supporting documents as adequate for further review by the Planning Board, its advisors and the public.

2. Classifies the Proposed Action as Type II (617.5.C.11) under SEQRA for which coordinated environmental quality review is not required.

3. Schedules a Public Hearing on the Application for _____ 2026 no earlier than 6:05pm and directs the Clerk to undertake or otherwise cause the noticing and posting thereof in accordance with the requirements set forth in Town Code Chapter 125, Section 125-75.

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. Notes that the applicant must meet all requirements of Local Law 3 of 2025 if/when Planning Board approval is obtained for this project and building permits are sought to begin work.

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 _____, 2026.

Annexed Document: Draft Notice of Public Hearing

DRAFT

Ethan Smith & Monica Ramos
Site Plan
TMP#135089-6171-00-229768

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Ethan Smith & Monica Ramos for Site Plan approval under Town Code Chapter 125, Section 125-72 for conversion of an existing screen room to a conditioned office space at 608 River Road (TMP#135089-6171-00-229768) within the RA10 Zoning District.

1. Accepts the application and supporting documents as adequate for further review by the Planning Board, its advisors and the public.

2. Classifies the Proposed Action as Type II (617.5.C.11) under SEQRA for which coordinated environmental quality review is not required.

3. Schedules a Public Hearing on the Application for _____ 2026 no earlier than 6:05pm and directs the Clerk to undertake or otherwise cause the noticing and posting thereof in accordance with the requirements set forth in Town Code Chapter 125, Section 125-75.

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. Notes that the applicant must meet all requirements of Local Law 3 of 2025 if/when Planning Board approval is obtained for this project and building permits are sought to begin work.

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 _____, 2026.

Annexed Document: Draft Notice of Public Hearing

DRAFT

Sandra Miller
Site Plan
TMP#135089-6369-00-160699

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Sandra Miller for Site Plan approval under Town Code Chapter 125, Section 125-72 for construction of an Accessory Dwelling Unit, garage and extension of an existing garage at 264 Slate Quarry Road (TMP#135089-6369-00-160699) within the RC5 Zoning District.

1. Accepts the application and supporting documents as adequate for further review by the Planning Board, its advisors and the public.

2. Classifies the Proposed Action as Type II (617.5.C.11) under SEQRA for which coordinated environmental quality review is not required.

3. Schedules a Public Hearing on the Application for _____ 2026 no earlier than 6:05pm and directs the Clerk to undertake or otherwise cause the noticing and posting thereof in accordance with the requirements set forth in Town Code Chapter 125, Section 125-75.

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. Notes that the applicant must meet all requirements of Local Law 3 of 2025 if/when Planning Board approval is obtained for this project and building permits are sought to begin work.

7. 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 _____, 2026.

DRAFT

Annexed Document: Draft Notice of Public Hearing

Michelle Moyer
Site Plan
TMP#135089-6270-00-280020

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Michelle Moyer for Site Plan approval under Town Code Chapter 125, Section 125-72 to construct a garage with an accessory dwelling unit on the 2nd floor at 30 Hilee Road (TMP#135089-6270-00-280020) within the RC-5 Zoning District.

1) Reaffirms the Proposed Action as Type II (617.C.5.12) under SEQRA 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. 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 site plan by Interrante Design-Build dated April 2, 2025, last updated November 19, 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.

Note that all 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. All requirements of the Town of Rhinebeck Local Law 3 of 2025 must be satisfied. 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 reapproval, 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

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: _____

DRAFT