

Draft Procedural Resolution

Mystelle Brabee

Site Plan & Special Use Permit
TMP# 130589-6069-06-346860

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Mystelle Brabee for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-65, Section 125-69 and Section 125-72, respectively for installation of a fence and french doors at 41 Grinnell Street (TMP# 130589-6069-06-346860), within the RC-H (Rhinecliff Hamlet) Zoning District and Rc-O (Rhinecliff Overlay).

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 SEQRA for which coordinated environmental quality review is precluded.
3. Schedules a Public Hearing on the Application for _____, 2022 at 6:15 PM 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 125-66, 125-69, and 125-75.
4. 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.
5. In accordance with Town Code Chapter 118, refers the application to the Waterfront Advisory Committee for review and written comment concerning consistency with the LWRP.
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. Delegates Planning Board Members _____ and _____ to conduct a field visit to the project site and report their observations at the time of Public Hearing.
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 _____ (date) or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Draft Procedural Resolution

Matthew Schreiber

Site Plan & Special Use Permit
TMP# 130589-6069-06-356860

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Matthew Schreiber for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-65, Section 125-69 and Section 125-72, respectively for rooftop solar installation at 49 Kelly Street (TMP# 130589-6069-06-356860), within the RC-H (Rhinecliff Hamlet) Zoning District and Rc-O (Rhinecliff Overlay).

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 SEQRA for which coordinated environmental quality review is precluded.
3. Schedules a Public Hearing on the Application for _____, 2022 at 6:15 PM 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 125-66, 125-69, and 125-75.
4. 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.
5. In accordance with Town Code Chapter 118, refers the application to the Waterfront Advisory Committee for review and written comment concerning consistency with the LWRP.
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. Delegates Planning Board Members _____ and _____ to conduct a field visit to the project site and report their observations at the time of Public Hearing.
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 _____(date) or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Draft Procedural Resolution

David Alexanian

Minor Subdivision

TMP# 130589-6168-00-617528

The Town of Rhinebeck Planning Board hereby acts as follows on the application by David Alexanian for Minor Subdivision under Town Code Chapter 101, Section 101-4.4 and Chapter 125, Section 125-43, for a Conservation Subdivision of an existing lot into three residential lots and one protected open space lot at 110 Old Albany Post Road (TMP# 135089-6168-00-617528) within the RC5 (Rural Countryside) 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 unlisted under SEQRA for which coordinated environmental quality review is precluded.
3. Schedules a Public Hearing on the Application for _____ at 6:15 PM 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 101, Section 101-4.4
4. 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.
5. 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.
6. Delegates Planning Board Members _____ and _____ to conduct a field visit to the project site and report their observations at the time of Public Hearing.
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 _____ (date) or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Draft Procedural Resolution

Alexander Lloyd

Site Plan

TMP# 130589-6069-00-535040

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Alexander Lloyd for Site Plan under Town Code Chapter 125, Section 125-72, for construction of a single family dwelling, garage and accessory dwelling at on Morton Road (TMP# 130589-6069-00-535040), within the HP20 (Historic Preservation) 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 SEQRA for which coordinated environmental quality review is precluded.
3. Schedules a Public Hearing on the Application for _____, 2022 at 6:15 PM 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 125-66, 125-69, and 125-75.
4. 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.
5. In accordance with Town Code Chapter 118, refers the application to the Waterfront Advisory Committee for review and written comment concerning consistency with the LWRP.
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. Delegates Planning Board Members _____ and _____ to conduct a field visit to the project site and report their observations at the time of Public Hearing.
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 _____(date) or as may be later timely.

Annexed Document: Draft Notice of Public Hearing

Draft Approval Resolution

John Connell

Site Plan

TMP# 130589-6269-00-321765

The Town of Rhinebeck Planning Board hereby acts as follows on the application by John Connell for Site Plan under Town Code Chapter 125, Section 125-47, respectively, for installation of ground mounted solar at 2 Wolcott Drive (TMP# 130589-6269-00-321765) within the RC5 (Rural Countryside) Zoning District.

1. Reaffirms the Proposed Action as Type II SEQRA for which coordinated environmental quality review is precluded.
2. Based upon review of submitted information, finds that the proposed work to install solar panels and associated screening vegetation 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 application materials and plans by Suncommon last revised July 7, 2022.
 - 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 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 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.

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

Victor Kipp

Site Plan, Special Use Permit, Demolition Permit

TMP# 135089-6069-10-422746

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Victor Kipp for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-65, Section 125-69, and Section 125-72, respectively, for interior and exterior work, and demolition, on a historic house and garage at 6 Morton Road (TMP# 135089-6069-10-422746) within the Rhinecliff Hamlet (RC-H) Zoning District and Rc-O Rhinecliff Overlay.

1. Reaffirms the Proposed Action as Type II SEQRA 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. With respect to the application for Special Use Permit to authorize construction of a pool, retaining wall, fence and associated other improvements:
 - a. Finds the proposed work and intended use to rehabilitate the deteriorated house and remove the existing garage 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 125-69 and Section 125-75, and approves the application inclusive of the application materials and Site Plan by Northern Light dated June 25, 2022.
 - 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 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 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.

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

Robert & Gillian Eddins

Site Plan & Special Use Permit
TMP 135089-6069-10-4222746

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Robert & Gillian Eddins for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-65, Section 125-69 and Section 125-72, respectively for construction of a deck and installation of windows at 17 Dutchess Terrace (TMP# 130589-6069-10-4222746, within the RC-H (Rhinecliff Hamlet) Zoning District and Rc-O (Rhinecliff Overlay).

1. Reaffirms the Proposed Action as Type II SEQRA 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. With respect to the application for Special Use Permit to authorize construction of a pool, retaining wall, fence and associated other improvements:
 - a. Finds the proposed work and intended use install a deck and new windows, 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 125-69 and Section 125-75, and approves the application inclusive of the application materials and Site Plan by Robert Campbell dated July 6, 2022.
 - 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 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 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.

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

Centerline Communications

Site Plan & Special Use Permit

TMP# - *NONE* (Near 16 Charles St)

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Centerline Communications for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-65, 125-69 and 125-72, respectively for installation of small cell cellular communications equipment on an existing utility pole near 16 Charles Street within the Rhinecliff Hamlet (RC-H) Zoning District and Rc-O Rhinecliff Overlay.

1. Classifies the Proposed Action as Type II SEQRA (6 NYCRR-NY 617.5.13) 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 as the work appears to be consistent with commonly accepted small scale cellular utility installations on an existing utility pole, has approval from Central Hudson for said placement, is consistent with federal law, and will not create any issues related to the zoning code.
3. With respect to the application for Special Use Permit to authorize construction of small cell cellular improvements on the existing utility pole:
 - 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 125-69 and Section 125-75, and approves the application inclusive of the application materials and Site Plan stamped by Daniel Hamm last revised June 28, 2022.
 - 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 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 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.

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

Nedim Aruz

Site Plan & Special Use Permit
TMP# 135089-6268-00-200519

The Town of Rhinebeck Planning Board hereby acts as follows on the application by Nedim Aruz for Site Plan and Special Use Permit under Town Code Chapter 125, Section 125-65 and 125-72 for construction of a single-family home and accessory structure (residential accessory structure) on Lower Hook Road (TMP# 135089-6268-00-200519) within the RC5 (Rural Countryside) Zoning District.

1. Reaffirms the Proposed Action as Type II SEQRA 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. With respect to the application for Special Use Permit to authorize construction of an addition and associated other improvements:
 - 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 by Mark Graminski P.E. L.S. P.C. dated July 19, 2022.
 - 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. Receipt of approval(s) from the Dutchess County Department of Behavioral and Community health.
 - ii. 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.
 - iii. Payment of any outstanding fees and/or reimbursable amounts due the Town of Rhinebeck related to the review and processing of Applications subject to this Resolution.
 - iv. 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 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.

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.