

**SECTION I
LOCAL WATERFRONT
REVITALIZATION AREA BOUNDARY**

The New York State Legislature in 1981 enacted the Waterfront Revitalization and Coastal Resources Act (Article 42 of the Executive Law) to implement the State Coastal Management Program (CMP) at the State level of administration. The CMP and Article 42 establish a balanced approach for managing development and providing for the protection of resources within the State's designated coastal area by encouraging local municipalities to prepare Local Waterfront Revitalization Programs (LWRPs). A LWRP may expand the coastal boundary to add areas that would contribute to or benefit from the coastal area by amending the coastal boundary to include appropriate adjacent areas.

New York State Coastal Management Program Boundary

The existing NYS Coastal Management Program boundary description for Rhinebeck is as follows:

From the northern Rhinebeck boundary with the Town of Red Hook, the coastal area boundary is located along Lemon Lane, southerly to Hook Road to Old Post Road, then southwesterly on Old Post Road to Route 9, then southerly on Route 9 through the Town of Rhinebeck to the southerly town boundary with Hyde Park.

The existing coastal area boundary also encompasses the coastal waters of the Hudson River. The northern and southern Rhinebeck town boundaries extend westward to the centerline of the Hudson River. The centerline of the Hudson River is the western CMP boundary line for the Town.

Proposed Change to the New York State Coastal Management Program Boundary and Justification for the Boundary Change

In furtherance of the policies and purposes of the Coastal Management Program and the Rhinebeck LWRP, the Town proposes to amend the State coastal area boundary as follows:

Extend the landward CMP boundary 500 feet east of the centerline of Lemon Lane, Hook Road, Old Post Road, and Route 9 within the Town of Rhinebeck.

The Town recognizes the significance of the scenic and historic resources, such as stone walls and historic properties, along the State route and other roads that define the eastern coastal area boundary. These resources are located within the Town's portion of the Hudson River national Historic Landmarks District, the Mid-Hudson Historic Shorelands Scenic District, and the Estates District Scenic Area of Statewide Significance (SASS). However, the Mid-Hudson Historic Shorelands Scenic District established an eastern boundary line "500 feet east of the centerline" of the scenic roads, while the current Coastal Management Program boundary "follows" along the road.

In order to include historic and scenic resources along the eastern boundary roads, the Town decided to take the opportunity presented by preparing the LWRP to adjust the coastal area boundary to include elements of the Mid-Hudson Historic Shorelands Scenic District boundary. This requires a boundary change to add in "500 feet east of the centerline" for each roadway on the eastern coastal area boundary line.

Rhinebeck Local Waterfront Revitalization Program (LWRP) Boundary

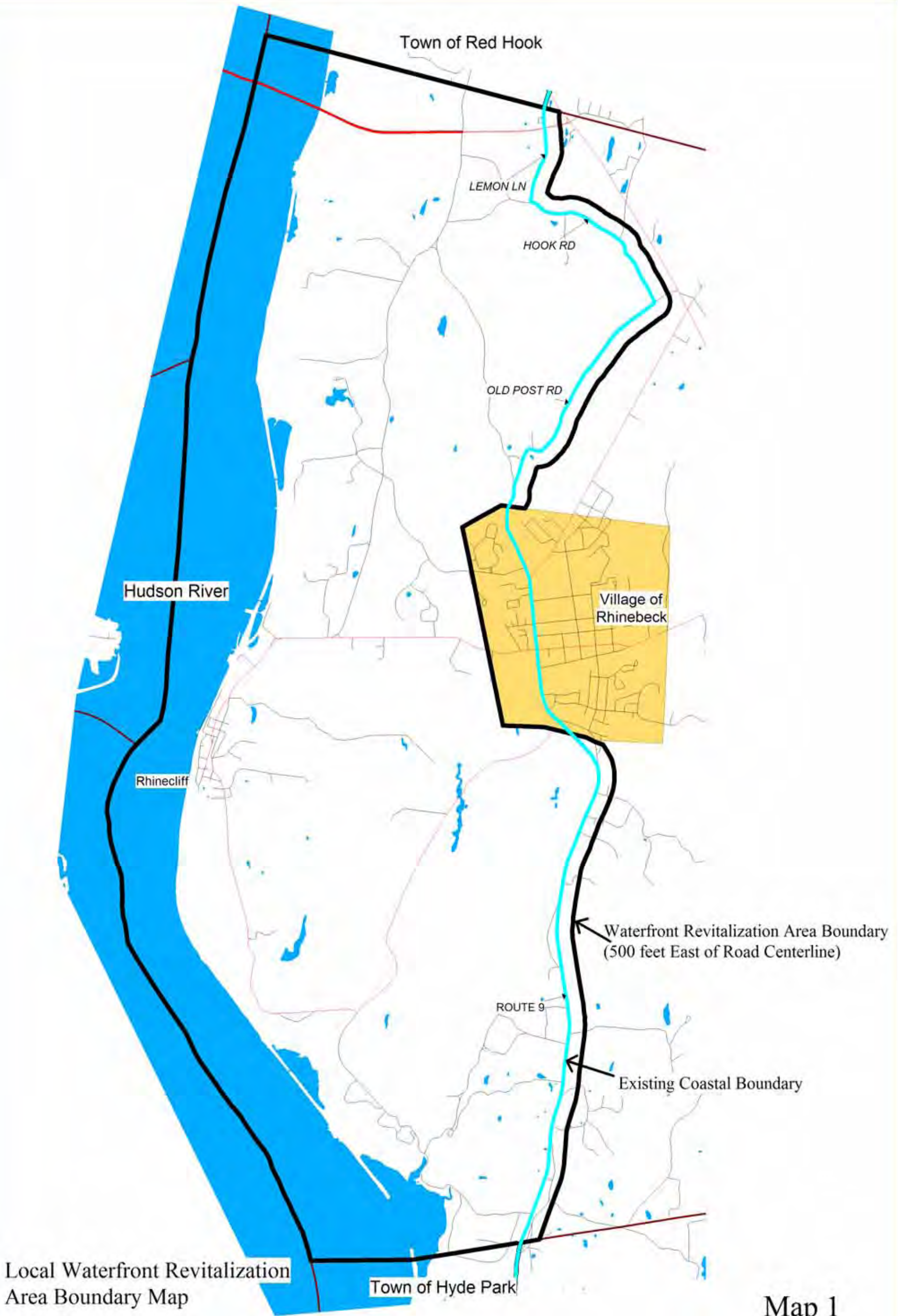
The amended State CMP coastal area boundary for the Town of Rhinebeck retains the north, south and west State coastal area boundaries unchanged and changes the eastern CMP boundary description within the Town.

The new eastern boundary is described in the following boundary description:

Beginning at the Town's municipal boundary with the Town of Red Hook within the mid-channel of the Hudson River, the LWRA proceeds east along the Rhinebeck-Red Hook municipal boundary to a point 500 feet east of the centerline of Lemon Lane; then south along a line 500 feet east of, and parallel to, Lemon Lane to a point 500 feet north of the centerline of Hook Road; then east along a line 500 feet north of, and parallel to, Hook Road to a point 500 feet east of Old Post Road; then south along a line 500 feet east of, and parallel to, Old Post Road to the Village of Rhinebeck municipal boundary; then west, south, and east along the Village of Rhinebeck municipal boundary to a point 500 feet east of the centerline of U.S. Route 9; then south along a line 500 feet east of, and parallel to, U.S. Route 9 to the Town of Hyde Park boundary; then west along the Rhinebeck-Hyde Park boundary to the Town's boundary in the Hudson River; then north along the Town's municipal boundary within the Hudson River to the point of origin.

See Map 1, "Waterfront Revitalization Area Boundary", which displays the location of the LWRA.

Note: The Hudson River national Historic Landmark District was designated by the U.S. Secretary of the Interior in 1990. The 32- square mile district stretches from Germantown in Columbia County to Hyde Park in Dutchess County. The District includes over 40 riverfront estates, two villages, four hamlets, and the significant designed landscapes and farmlands in between.



Local Waterfront Revitalization Area Boundary Map

Map 1

Local Waterfront Revitalization Program
 Town of Rhinebeck, New York

