

## Rhinebeck Tomorrow

**I**mplementation is the key to a successful comprehensive plan. Preparing and adopting The Rhinebeck Plan is not the end of the process. It is, in fact, just the beginning of a continuous planning effort. Its realization will benefit the town as a whole by raising the quality of life for all residents and making Rhinebeck a more attractive place for business and pleasure, alike.

The Rhinebeck Plan is the official statement of guiding principles for future conservation and development within the town. For all future development changes, The Plan should be the guide to be consulted for direction and management. Undertaking development that is consistent with the Plan moves the town closer to its preferred land use arrangement.

Before The Rhinebeck Plan can be adopted or amended, it must first be subject to public hearings, as well as review under the State Environmental Quality Review Act. Both the Comprehensive Plan Committee and the Town Board are responsible for advertising in a newspaper of general circulation in the town and holding their own public hearings in the process. The Plan must follow the specific adoption procedures found in § 272-a of New York State Town Law. These include making the Plan document available to members of the public at the Town Clerk's office at least ten days prior to the public hearings. Other locations, such as the libraries, may also be used for public review of the document. Within 90 days after the Committee transmits its recommendations to the Town Board for Plan adoption, the Town Board must hold its own public hearing. The Town Board is responsible for conducting the SEQR review of the Plan, and must issue either a Negative Declaration or a Positive Declaration and Findings prior to adoption. The Town Board must also consider applicable county agricultural and farmland protection plans created under the New York State Agriculture and Markets Law.

The Town Board must provide a maximum time interval for review of the Plan after it is adopted. It is recommended that this Plan be reviewed at least every three years. Future amendments can be accomplished by means of meeting minutes, resolutions, studies, reports and other descriptive materials that may be adopted as part of the town's overall Comprehensive Plan.

Once adopted, The Rhinebeck Plan must be filed in the office of the Town Clerk, and a copy must also be filed in the office of the Dutchess County Department of Planning and Development. Copies of The Plan should be provided to the members of all boards and

