

## Land Use

Rhinebeck is a town characterized by historical charm, engaging scenery, and abundant rural landscapes. Maintaining Rhinebeck's quaintness and bucolic nature is an important component of The Rhinebeck Plan. Throughout recent years, Rhinebeck has been able to largely prevent expansive suburban sprawl and wishes to continue this trend. Allowing reasonable growth without damaging the Town's attractive qualities is a main component of Rhinebeck's vision for future land use.

### EXISTING LAND USE

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There are a variety of land uses and land use patterns that contribute to Rhinebeck's unique character. In general the town consists of low-density residential uses interspersed by a number of open fields and agricultural uses. This overall rural character of the Town is also complemented by various commercial uses and some areas of higher density residential development in and around the Rhinecliff and the Village of Rhinebeck.

#### *Residential Development*

Residential uses are scattered throughout the Town amongst various agricultural uses, farmlands, and open fields. Overall residential density in the Town is less than 150 persons per square mile which classifies the Town as a rural community<sup>1</sup>.

As shown in the Centers and Green Space Plan in Figure 5.1, the Village of Rhinebeck and the Hamlet of Rhinecliff are the two prominent higher density centers within the Town. Although land use within the Village of Rhinebeck is not considered by this plan, the Town recognizes the important role of the Village as a commercial and residential center. The Hamlet of Rhinecliff, and, to a lesser degree, other hamlets such as Rock City, Wey's Corners, Hillside, Sepasco, Eighmyvile, and Wurtemberg, provide evidence of historic land use patterns with compatible uses on smaller lots. All of the hamlets within the Town currently consist of primarily residential development, but a small amount of commercial space also exists within the hamlets of Wey's Corners, Rhinecliff, Rock City, and Hillside.

Rhinecliff is the largest of the Town's hamlets. Rhinecliff's position atop cliffs along the Hudson River provides scenic vistas of the Catskill Mountains, the historic Rondout section of Kingston, and Port Ewen across the river. Rhinecliff is also the site of an Amtrak train station, a small Chinese restaurant, a post office, public library, and a volunteer firehouse.

## *Commercial Development*

Aside from the small stores and restaurants in the Village of Rhinebeck, commercial development within the Town of Rhinebeck has been focused along the Route 9 corridor and Route 9G north of the Village. Establishments along Route 9 include the Stop & Shop grocery store, William's Lumber, several auto related uses, a bank, a small plaza of stores and offices, a pet supply store, and a nursery/Florist which are located approximately 1 mile north of the Village Center. The Dutchess County Fairgrounds which periodically draws in large crowds for various events, most notably the Dutchess County Fair held every August, is also located along Route 9 between the Village and Stop & Shop. At the intersection of Routes 9 and 9G there are several car dealerships, gas stations, a self storage center, and other small businesses, including a restaurant. Minimal commercial development has occurred along Route 308 east of the Village where commercial uses are generally limited to professional office space.

### **EXISTING ZONING**

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The Town of Rhinebeck is divided into three residential and six non-residential zoning districts as shown in Figure 5.2. The residential districts in the Town - R1A, R3A, and R5A - essentially provide for 1, 3, and 5 acre residential lots. Recent development trends have proven that this zoning configuration does not adequately meet the goals of The Rhinebeck Plan or the previous 1989 Comprehensive Plan. Build-out under the current Zoning Law would result in the town eventually reaching 300 persons per square mile, more than double the density (of 150 persons per square mile) New York State has set for a rural community.

### *Residential Districts*

The majority of the area currently mapped for 1 acre zoning was planned for development under the assumption that municipal services from the Village of Rhinebeck would be extended to the area. As indicated in the zoning text, the 1 acre zoning district was established with the intention of allowing more concentrated medium density development that could potentially be served by municipal water and sewer service. Since sewer and water service were never extended to the area, the 1 acre zoning district is generally considered inappropriate for advancing the goals of the Town of Rhinebeck.

The existing 3 acre zoning district (R3A) was created with the intention of preserving rural character in important areas by allowing only low density residential development, even though the physical character of the land and proximity to travel routes made the location favorable for development. The existing 3 acre zoning still allows development at densities that are too high to support the Town's goal of maintaining its rural character at a density below 150 persons per square mile. As discussed in the Build-Out Analysis (Appendix 2) and summarized below, the 3 Acre zoning would still allow for construction of approximately 1,933 new dwelling units even considering some of the significant environmental constraints in the eastern section of Town.

One area of primary concern within the Town is the area currently zoned R5A for 5 acre residential development. The 5 acre zoning covers some of Rhinebeck's renowned scenic and Historic Districts. The district was created with the intention of allowing limited residential development in an effort to preserve the sense of openness in the Town's scenic and agricultural areas and respect the environmental sensitivity and aesthetic quality of these lands. As a result of increasing development pressures and as indicated in the Build-Out Analysis (Appendix 2), the 5 acre zoning was found to lack the necessary elements to meet the Town's goals. For example, much of the area north of the Village, between River Road and Route 9 is characterized by wetlands, steep topography, prime agricultural soils, or soils considered as

limiting factors for septic systems. Recent experience has shown that development within the R5A district is limited more by the environmental constraints than by the minimum lot size. Similarly, many of the areas along the Hudson River Shoreline are largely undeveloped and characterized by historic estates and scenic areas such as the “Estates District” Scenic area of Statewide Significance. In these areas, even the 5 acre zoning district could potentially allow for significant land use changes to take place that would alter the character of Rhinebeck and adversely affect the historic and scenic resources.

### *Non-Residential Districts*

The non-residential districts include the Highway Business Park District (HBP), Rhinecliff Business District (RB), Gateway District (G), General Business District (GB), Highway Business District (HB), and Office Research Park (ORP). These non-residential districts allow for commercial development at various intensities. Generally speaking, the existing non-residential districts in the Town are appropriately located for some commercial development. However, there is a need to amend the use regulations to prevent commercial development that would be incompatible with the overall character of the Town or particular neighborhood in which non-residential zoning districts are mapped.

#### **BUILD-OUT ANALYSIS SUMMARY**

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A build-out analysis was conducted to project how much development could occur on undeveloped or underutilized properties and what the impact of that development on community services and the environment might be. The results of this analysis indicate that maintaining existing zoning would not meet several of the goals of the Rhinebeck Plan, specifically the goals set forth for protection of community character and open space and the provision of opportunities for affordable housing.

Appendix 2 contains a full description of the build-out analysis. The following summary highlights the key findings. In 2003, the Town of Rhinebeck had a population of 5,004; however, at full build-out, the population could jump to 14,785. The 9,781 additional residents, including 1,528 school children, would require ten new paid police officers and ten paid fire fighters, new town facilities and more classrooms and other space to accommodate the additional school children. More than 3,400 additional septic disposal systems, generating about 1.6 million gallons of sewage per day discharged to the ground would be needed, considering residential needs, and the additional dwellings would add more than 3,400 new groundwater wells. There would be more than 1,486 acres of impervious surfaces, like roads, driveways, and structures (7% of the town’s remaining undeveloped land area). Projected vehicle trips in the town, estimated to be more than 34,000 additional trips per day by an additional 6,800 vehicles on the roads, would be made to or through the village, on Route 308, Route 9, Route 9G and other roads.

The build-out analysis only examined what would happen if the town were built out with single-family homes. However, Planned Unit Developments (PUD) and Planned Residential Developments (PRD), which are currently encouraged in the Zoning Law, could create large-scale developments almost anywhere in Rhinebeck that could nearly double build-out compared to single-family homes. Under current zoning, density bonuses are available to developers who construct central water and sewer facilities for new subdivisions, who build PRDs, or construct other specific types of permitted development. Because PRDs and PUDs were not incorporated into the build-out analysis, the analysis understates the amount and scale of new development that would be permissible under current zoning.

## FUTURE DEVELOPMENT PATTERNS

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The future pattern of land use and the community character of the Town of Rhinebeck will be significantly affected by the regulatory land use decisions made in the near term. The Rhinebeck Plan outlines an alternative approach to guiding future development that would achieve more of the Town's goals with respect to preservation of community character, protection of natural and historic resources, provision of open space, and creation of opportunities for new affordable housing. The main components, or concepts, of potential zoning strategies are laid out below. The actual mapping of new zoning districts and establishment of regulations governing permitted uses and dimensional standards (as well as the procedural practices for reviewing land development applications) would occur as part of the process of developing Zoning and other local laws and regulations to implement the Rhinebeck Plan.

The Rhinebeck Plan recommends a multi-tiered approach to amending the Town's land development regulations that relies on balancing higher-density uses in "Priority Growth Areas" with lower density uses or land conservation in other areas to preserve the overall character of the community. Figures 5.3 and 5-4 identify the zoning districts that contribute to this balanced development pattern. This multi-tiered approach was developed based upon the results of a land suitability analysis that was performed as part of the comprehensive planning process that identified key environmental constraints as well as the opportunities for preservation of key scenic and historic resources also identified during the comprehensive planning process.

### *Land Suitability Analysis*

*Design with Nature*, written by the pre-eminent planner Ian McHarg and first published in 1969, laid the groundwork for the emergence of geographic information systems (GIS) and environmental planning now used today. Stewart Udall has said, "No living American has done more to usher the gentle science of ecology out of oblivion and into mainstream thought than Ian McHarg – a teacher, philosopher, designer, and activist who changed the way we view and shape our environment." McHarg's method of multidisciplinary-based suitability analysis proved to be the foundation of many of the complex analyses and reports performed with GIS today and reflected in design principles espoused by others such as Randall Arendt, author of *Rural by Design* and other works.

A land suitability analysis following McHarg's principles was performed for The Rhinebeck Plan. A sequential series of maps was developed for the Plan, beginning with a base map containing cultural features, property boundaries and municipal boundaries. Then, the process of overlaying such environmental features as wetlands, floodplains, slopes, prime and state-wide important agricultural soils, aquifers and water resources like streams and ponds, was accomplished. The individual resource and combined constraints mapping are shown in Chapter 8. These maps, and additional information on cultural resources such as scenic and historic districts, were used by the Comprehensive Plan Committee to identify lands and resources to be protected and potential locations for priority growth areas.

### *Land Conservation Districts*

Lands determined to be of the highest value for conservation based on the Land Suitability Analysis should be protected through a specific Zoning district that recognizes their ecological fragility or importance. The Town already has a Land Conservation (LC) district that is intended to provide for conservation, open space, and limited recreational use of the Town's most ecologically-sensitive lands, including those most closely related to the principal watercourses throughout the Town. There are a number of additional properties, as discussed under the Visions, Objectives, and Actions below that can be added to the LC District to preserve land,

including many properties owned by the town with ecological, recreational, or historic significance. The Rhinebeck Plan also identifies the Hucklebush Railroad bed as a possible new LC-T district to recognize its potential future use as a public trail. The Hucklebush trail has been identified as a potential public resource in the Town's 1989 Comprehensive Plan and a portion of the trail is included in the New York State Greenway Map.

### *Priority Growth Areas*

The Comprehensive Plan Committee identified a number of "Priority Growth Areas" as a way of ensuring that the principles of "Smart Growth" are implemented throughout the Town and as a potential method for achieving needed affordable housing. Implicit in the Smart Growth concept is that higher-intensity development in the Priority Growth Areas would be balanced by lower-intensity development outside the Priority Growth Areas (see below).

The Rhinebeck Plan identifies three different scales of development to be applied within the Priority Growth Areas: (1) Hamlet Infill development; (2) Neighborhood Extensions; and (3) Traditional Neighborhood Development (TND).

#### *Hamlet Infill Development*

The Town of Rhinebeck includes several historic hamlets that can incorporate additional development consistent with the character of the hamlet and surrounding areas. The Rhinebeck Plan recommends that a hamlet infill zoning strategy should be developed for the hamlets of Hillside, Rock City, Sepasco, Wey's Corners, and Wurtemberg. A separate zoning strategy should also be developed for the hamlet of Rhinecliff that recognizes the unique nature of this built-out area. Within these hamlets, strategies for permitting adaptive reuse of existing structures or new single-family, two-family, or multi-family structures and/or provisions for accessory dwelling units should be explored to allow for the natural growth of these areas and the provision of necessary affordable housing. Residential densities of up to 4 dwelling units per acre could be considered here so long as hamlet design principles are maintained and adequate water supply and wastewater treatment facilities exist. Limited commercial development could also be considered within hamlet infill areas.

#### *Neighborhood Extensions*

Neighborhood or Village Extensions should be considered on undeveloped or underdeveloped lands adjacent to the Village of Rhinebeck. These extensions could be similar to existing zoning densities within the Village and in existing adjoining neighborhoods in the Town. Development of these parcels, it is assumed, could take advantage of existing water and wastewater infrastructure. Development within the Neighborhood Extensions would be at approximately 8 dwelling units per acre (minimum of 6,000 square feet per lot) to match the prevailing pattern of existing development in these areas. Within those areas, the predominant use would be single-family dwellings, but some amount of two-family and multi-family residential would be permitted to increase the potential for providing affordable housing.

To be considered for application of the Neighborhood Extension zoning, lands should be in close proximity to the Village of Rhinebeck to promote walkability and should have access to existing public water supply and wastewater treatment collection infrastructure.

#### *Traditional Neighborhood Development (TND)*

The Town has identified one area within the Town as being suitable for a higher-density Traditional Neighborhood Development (TND). A TND is a compact, mixed-use neighborhood where residential, commercial, and civic buildings are in close proximity to each other. It is a planning concept that is based on traditional small town development principles

and is, in part, a reaction to the inefficient use of land and infrastructure and lack of a sense of community found in conventional suburban developments.

The Rhinebeck Plan seeks to incorporate the principles of TND in the vicinity of the Stop & Shop on Route 9 (Astor Flats). Figure 5.5 provides an illustrative plan for the Astor Flats site that has been developed by the Comprehensive Plan Committee. This schematic plan, which would have to be fully developed through appropriate engineering and planning studies, envisions approximately 320 dwelling units and approximately 125,000 square feet of commercial space such as professional offices or limited small-scale retail (it is not the intent of the Astor Flats TND to compete directly with the retail businesses in the Village). Existing business in the Astor Flats area could be integrated into the overall TND plan. Properties not indicated in the illustrative plan could also be included should the property owners seek to redevelop the properties in a manner compatible with the overall TND plan.

### *Rural Residential Development*

Lands outside of the Priority Growth Areas not identified for outright preservation in the Land Conservation Zoning district, would be governed by one or more Zoning districts within which single-family residential conservation development is the principal form of new use but which could also support other residential and non-residential uses by Special use Permit. Agriculture, forestry, and other rural uses should continue to be considered permitted principal uses in these districts.

In stark contrast to existing Zoning provisions, which mandate a pattern of development commonly referred to as “sprawl,” the Rhinebeck Plan calls for application of “conservation subdivision” within the Rural Residential areas. The Conservation Subdivision regulations and procedures include the provision for mandatory preservation of a percentage of the overall land area and for protection of identified primary (e.g., wetlands, steep slopes) and secondary (e.g., stone walls, hedgerows) conservation features. This pattern results in greater preservation of contiguous areas of open space, greater protection of natural systems that do not follow property boundaries, greater protection of scenic and historic resources, and greater protection of the Town’s overall rural character.

Conservation Subdivisions provide landowners with a flexible approach to subdivision design, so that the dwelling units can be concentrated on a smaller portion of their land, allowing most of the land to be left in its natural open space condition. Conservation Subdivisions promote the wise use of land, create more efficient street and utility patterns than conventional subdivisions, and preserve the natural and scenic qualities of open land. Conservation Subdivision represents one facet of “smart growth,” and is a viable alternative to conventional subdivision, which will ultimately produce nothing more than house lots and streets.

Conservation Subdivision is achieved in a density-neutral manner by designing neighborhoods more compactly than conventional subdivision. Clustering homes, rather than allowing them to sprawl throughout the town, creates a more attractive and pleasing environment; studies have shown such subdivisions sell more easily and appreciate faster than conventional “house lot-and-street” developments. Furthermore, Conservation Subdivisions are consistent with the town’s long term planning goals, as established in the 1989 Comprehensive Plan to preserve open space, rural character and wildlife habitats, and to protect water quality.

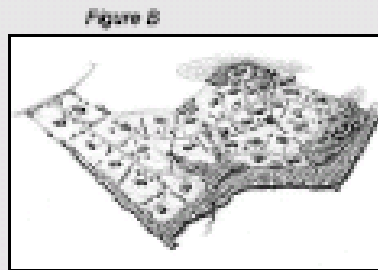
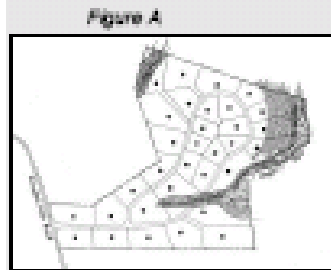
The recommended approach to designing Conservation Subdivisions is use of a simple four-step design process that identifies areas that have the greatest natural and scenic qualities so as to incorporate them into the areas to be preserved as permanent open space (either publicly or privately owned). The most important step in the design process is to identify the land that is to be preserved, such as wetlands, water bodies, floodplains, steep slopes, prime agricultural soils,

woodlands, critical wildlife habitats, and sites of historic, cultural and archaeological significance. Portions of the site that are not constrained by these features become the potential development areas. Calculations are made to determine the number of dwellings allowed by zoning on the site in the same way that a conventional subdivision lot count is determined.

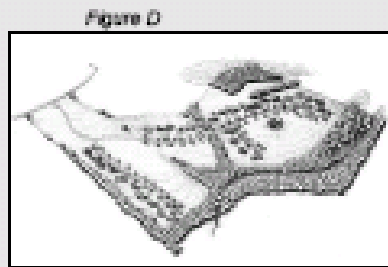
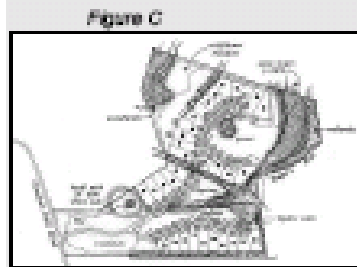
The permissible number of dwelling units and roads are then located around the unbuildable portion of the parcel in a manner that permanently preserves significant open space. This open space can be farmlands, wood lots, meadows, recreational, and other areas. The Rhinebeck Plan recommends that this technique form the basis for changes to the town Zoning Law provisions for “Conservation Subdivisions.” An illustrative example of the four-step design process used to create a Conservation Subdivision is shown below. This process reverses the sequence of steps normally used in designing a conventional subdivision.

**EXAMPLE OF CLUSTER SUBDIVISION**

Figures A and B illustrate a subdivision resulting from conventional large-lot zoning. Each lot is of nearly uniform size, resulting in the consumption of large amounts of open space and fragmentation of green space and wildlife habitat.



Figures C and D illustrate a subdivision resulting from conservation principles. The same number of lots (i.e., density) is achieved on the parcel, but houses are on smaller lots, nearer to the roadway, and they are not spread out across the entire parcel. The lots are plotted in a way to ensure a common open space and connected green spaces. In the case of a conservation subdivision on existing farmland, lots would be placed on the least productive agricultural areas of the parcel and the core of the farmland would be conserved.



It is also possible to allow for a density increase in cluster subdivisions to facilitate the creation of affordable housing while at the same time fostering the preservation of open space or farmland. For example, allowing additional single-family homes on smaller lots over and above the base density where one of the additional units is restricted to occupants by low and moderate-income households.

*Images from Aneesh, R., M. Harper, Natural Lands Trust, American Planning Association, and American Society of Landscape Architects. 1996. Conservation design for subdivisions: A practical guide to creating open space networks. Washington, DC: Island Press.*

**A D U L T   U S E S**

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Adult uses are essentially self-defined as any enterprises that exclude minors, or which are required by law to do so, in order to allow the sale of sexually related materials or services in one form or another. Examples of adult businesses include adult bookstores, adult video and/or novelty stores, topless/bottomless bars, adult hotels and motels, adult movie theaters, escort agencies, massage parlors, peep shows, and the like.

Under Law, the content of the materials or services offered by these businesses is not subject to regulation. Any recommendations of The Rhinebeck Plan, concerning land use regulations that should be considered by the town, are not directed to the adult content of those materials or services. The Plan recognizes that such content may be constitutionally protected. Instead, the secondary effects that such businesses could have on the residents of the town and the character of Rhinebeck’s neighborhoods, often referred to as “secondary impacts,” is of concern.

Numerous studies, conducted by a wide variety of municipal planning departments across the nation, have found a direct relationship between the presence of adult uses in a neighborhood and such secondary adverse effects as increased crime rates and depreciated property values. Local governments have used land use controls, based on such studies, to regulate the locations of adult uses in order to minimize such secondary effects and the courts have sanctioned the use of land use regulations that are directed at those secondary impacts.

The Plan evaluated concerns with regard to the secondary adverse impacts that may result if adult uses were established within the town, and makes recommendations with respect to land use regulations that would avoid or minimize the potential impacts of such uses.

Currently, there are no lawfully existing adult businesses within the town and none are known to have existed within the town in the past. However, adult uses are appearing with increasing frequency in Hudson Valley communities and numerous studies demonstrate the impacts of adult uses on the community.

Each and every study of sexually oriented businesses that has been reviewed for The Plan has identified serious potential adverse impacts with such uses in a number of areas including crime, neighborhood character, quality of life, and property values. If Rhinebeck wishes to avoid such secondary impacts, it should severely limit or consider restricting the location of sexually oriented businesses in the town away from sensitive areas such as schools, libraries, parks and other areas where children may gather. If such steps are not taken, there is the potential for the town’s quality of life to suffer irreparable damage.

**V I S I O N   P L A N**

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***Vision: The Town’s rural, scenic, natural and historic character should be protected by integrating development into priority growth areas, existing hamlets and the Village and enhancing protection of community character through conservation design practices in the rural portions of the Town.***

*Rhinebeck is renowned for its scenic beauty and bucolic open spaces, rural and historic character and outstanding quality of life. The town is also known for the care it takes to ensure that its nationally recognized resources are protected and preserved. We cannot preserve all remaining unprotected lands as open space, nor preserve, all at once, those lands which we can; however, in accordance with the mandate of an overwhelming majority of Rhinebeck residents, we must find ways to protect as many remaining open space lands as are necessary to maintain Rhinebeck’s rural character, quality of life, scenic resources and natural environment.*

*No one can predict future events, but the town's eventual build-out will mean that at some time in the future, town residents and officials will be faced with whether to pursue a "no-growth" strategy or to pursue up-zoning to accommodate even further growth. The reality is that zoning changes recommended in this Plan may only be short-term measures, changeable in the future. To minimize this possibility, permanent measures such as conservation easements should be used in all instances recommended in The Rhinebeck Plan to avoid the long-term excessive costs of providing public services and infrastructure to accommodate isolated and dispersed pockets of denser development. The defining concept of The Rhinebeck Plan is to accommodate a modest amount of growth while keeping available a base of land for rural uses and maintain an overall population density at or below 150 people per square mile.*

***Objective: The Town's local zoning, subdivision, environmental regulations, and site plan and subdivision review practices should be modified to better maintain and enhance the quiet, rural character of the town, to avert traffic congestion and sprawl.***

**Actions:**

1. Revise the Zoning Law and Subdivision Regulations to reflect The Rhinebeck Plan's vision of preserving the character of the town, using Smart Growth Audit results as a guide.
2. Adopt a "Smart Growth Map," identifying both "development zones" and "protection zones" in the town to identify the overall vision of the Rhinebeck Plan (see Figure 5.1).
3. Alter zoning densities to prevent a continuation of sprawl and to help preserve historic and rural character, open space and natural resources.
4. Guide new development to account for existing environmental constraints and existing and prospective municipal or municipally approved and operated central water and sewer.
5. Prepare criteria and procedures for establishing priority growth areas that incorporate the principles of Traditional Neighborhood Developments (TNDs)<sup>2</sup> in specifically designated locations to allow for the overall character of the Town to be maintained while enhancing walkability around the Village and Hamlets.
6. Establish a smart growth initiative in the town by adopting sound planning principles, among others, as follows:
  - Preserve and foster Rhinebeck's distinctive sense of place.
  - Strengthen and direct new development toward areas of existing development.
  - Preserve open space, farmland natural beauty and environmental quality.
  - Encourage community and stakeholder collaboration in development decisions.
  - Amend the Zoning Law to permit voluntary Transfer of Development Rights (TDR) into the Astor Flats TND area and work with the landowners to accomplish the transfer.
7. Consider developing a Transfer of Development Rights (TDR) program in accordance with §261-a of NYS Town Law to facilitate transfer of development rights from rural areas into priority growth areas.

***Objective: Amend the Town’s Zoning Law and Map to reflect the Goals and Objectives of the Rhinebeck Plan with respect to guiding new development.***

**Actions:**

1. Identify Priority Growth Areas in close proximity to the Village of Rhinebeck and existing hamlets to facilitate development of new walkable neighborhoods. Allow mixed-use development in these areas as appropriate given the existing scale and character. Define permitted and Special Permit uses within the Priority Growth Areas to allow for protection of community character.



Landscape in the National Landmark District

- ✓ Amend the Zoning Law and Map (see Figure 5.3) to create a new Astor Flats Traditional Neighborhood Development (TND) for which specific design guidelines would be created to ensure development of a mixed-use walkable community (see more details below).
  - ✓ Amend the Zoning Law and Map to create four new Neighborhood Residential (NR) Zoning Districts where residential density would be permitted at 6,000 square feet per dwelling contingent on community water and sewer with suitable buffers to preserve natural resources and viewsapes: (1) on the parcel immediately west of the village and north of Rhinecliff Road (State Route 308/County Route 85) within walking distance of the Village center, that is currently zoned R1A (Village Gateway – VG); (2) the three parcels that comprise the existing trailer park on Route 9 (Neighborhood Residential - NR), currently zoned Highway Business and within walking distance to the proposed Astor Flats TND (current density is approximately 7,000 square feet per dwelling unit for the single story manufactured homes); (3) a roughly 3-acre property on Old Post Road near the 90-degree bend in the road; and (4) a Gateway North (Gw-N) zone on an undeveloped 10-acre parcel on the northern border of the Village of Rhinebeck where new residences on 6,000 square-foot lots would transition into the Village’s Gateway Business District.
  - ✓ Amend the Zoning Law and Map to create a new Neighborhood Extension Overlay District to facilitate in-fill development within the existing hamlets of Rock City and Sepasco. Consider permitting single-family, two-family, and multi-family dwellings within the overlay district subject to demonstration of sufficient water supply and wastewater treatment capacity. Allow density bonuses within these areas for provision of additional affordable housing, additional open space, or provision of public access to open space.
  - ✓ Work with Rhinecliff residents to create amendments to the Zoning Law and Map to create a new Rhinecliff extension for areas adjacent to the historic hamlet of Rhinecliff. The new Zoning district would recognize its unique historic and scenic qualities by requiring site plan and special use permit approval to expand either the intensity or the density of existing uses or for authorizing new construction or modifications of existing undeveloped lots.
2. Amend the Zoning Law and Map to create new Rural Residential districts outside of Priority Growth Areas within which overall residential density would be reduced from what is permitted under existing zoning and which would require preservation of significant portions of the land as open space. Residential development within these Rural Residential districts would be governed by principles of open space or conservation subdivision design that would recognize the historic and natural elements of the landscape. Consider creation

of provisions for density bonuses within rural areas for provision of additional affordable housing, additional open space, or provision of public access to open space.

- ✓ Increase the required minimum lot sizes and adjust corresponding bulk requirements in portions of the R5A Zoning District to ten (10) and twenty (20) acres. Re-name the 10-acre zone the Rural Agricultural Zoning District (RA10) and the 20-acre zone the Historic Preservation Zoning District (HP20).
  - ✓ Retain the existing Residential 5-Acre Zoning District (R5A or Residential Low Density RL5) for the residential lots immediately east and south of the hamlet of Rhinecliff along Morton Road.
  - ✓ Expand the existing Residential 1-Acre Zoning District (R1A) for the largely developed residential lots fronting on Rhinecliff Road between the village and hamlet.
  - ✓ Increase the required minimum lot size in the R3A District to six (6) acres, adjust corresponding bulk requirements and re-name this zone the Rural Countryside Zoning District (RC6).
  - ✓ Re-zone the entire R1A District south of the village and east of Route 9 to the new Rural Countryside Zoning District.
  - ✓ Re-zone the entire R1A District north of the village and west of Route 9, and portions of the R1A District north of Rhinecliff Road and west of the Village to the new Rural Agricultural-10 Zoning District.
  - ✓ Re-zone portions of the R1A District west and southwest of the village and north and south of Rhinecliff Road to the new Historic Preservation Zoning District (HP20).
3. Retain limited portions of the Town with 1-Acre zoning to recognize existing residential neighborhoods and to permit limited additional development of a similar scale in these areas.
  4. Amend the Zoning Map to create a new Civic use (CIV) zone and two classifications of Land Conservation Districts: one for properties exhibiting ecological recreational or historic significance that offer public benefits, dedicated as open space in perpetuity, or undeveloped and under the ownership of the town (LC); the other for properties identified in the town's 1989 Open Space Plan and in The Rhinebeck Plan as "Proposed Public Access Trails" (LC-T). The following parcels to be rezoned to CIV, LC, or LC-T are shown on the proposed zoning map:
    - a. Town-owned properties on Stone Church and Pells Roads and other properties that have been dedicated, through the subdivision review process, to municipal recreational or open space use, and other municipal lands such as the former Rhineson property, the town landing, and the village water plant.
    - b. Historic cemetery on Route 9 north of Wey Road and the "Common Ground" parcel north of and adjacent to the cemetery.
    - c. Palatine Farmstead parcel.
    - d. Quitman House parcel.
    - e. Rhinebeck Historical Society parcel on Rhinecliff Road.
    - f. Hucklebush Railroad bed.
    - g. Central Hudson utility corridor parcels/right-of-way.
    - h. Burger Hill Park.
    - i. Lands owned by The Nature Conservancy.
    - j. All coves along the Hudson River.
    - k. Snyder and Vlei swamps.
    - l. Other publicly owned parcels that have been designated for recreational or conservation uses.
    - m. Ferncliff Forest (already in the LC District).

5. Amend the town's non-residential Zoning districts, as shown on the proposed Zoning Map (see Figure 5.3) and amend the Schedule of Use Regulations to eliminate potentially incompatible uses and to add compatible uses as follows:
  - ✓ Office Research Park (ORP). Rezone the ORP parcels northwest of Middle Road to a new Gateway North (Gw-N) District and eliminate the Planned Unit Development Overlay (PUD-O) in this same area. In the Gw-N District, limit uses to hotels or offices, require a six-acre minimum lot size and a 200-foot setback from Route 9G, and through design standards, require unified architectural design.
  - ✓ Highway Business Park (HBP). Rename the HBP along Route 9G to the Business Park (BP) District. Eliminate the HBP District on Route 9 north of the Village and replace it with the TND District.
  - ✓ Highway Business (HB). Rename the HB District to the Community Business District and establish two new districts referred to as Community Business North (CB-N) and Community Business South (CB-S). The CB-N consists of the gas station parcel at the intersection of State routes 9G and 199. The CB-S consists of portions of the HB District west of Route 9 south of the Route 9 and 9G intersection.
  - ✓ Create a new Crossroads Business District (Cr-B) for several parcels fronting on the State highways in the vicinity of the Routes 9 and 9G intersection and amend the Zoning Law to permit less intensive uses than the current Highway Business District allows.
  - ✓ General Business (GB) and Gateway (G) districts. Retain these districts as they are at present in their current locations but eliminate potentially incompatible uses. Rename the Gateway district to Gateway South (Gw-S) and create a new Gateway East (Gw-E) district at the edge of the Village on Route 308 to recognize an existing commercial use (farm stand) that is in keeping with the character of the Village.
  - ✓ Rhinecliff Business (Rc-B) District. Retain this Zoning district in the core of the hamlet and amend the Zoning map, as recommended by a Subcommittee of hamlet residents.
6. Amend the Zoning Law and Map to create a new Rail Transportation Corridor District (RT) to recognize the importance of the freight and passenger rail corridor along the town's westernmost boundary on the Hudson River and its potential for public trail linkages.
7. Eliminate the Planned Residential Development District (PRD) and the Planned Unit Development District (PUD) due to the significant increased densities available with these zoning tools and their potential conflicts with the recommended development in priority growth areas.

***Objective: Identify a specific Priority Growth Area along Route 9 north of the Village as a new Traditional Neighborhood Development to be known as the Astor Flats TND.***

1. Include guidance for an overall development program for the Astor Flats TND in a Zoning Law amendment. Specify permitted uses and overall development capacity. Plan and design the Astor Flats TND in a village-like manner by replacing parking lots with buildings but siting the buildings back from the road. Buffer buildings with trees, berms, landscaping, and other natural elements that protect the viewscape and compliment the east side of Route 9, south of the lumber yard, to the natural appearance of the opposite (west) side of road, south of the tire store creating a heavily landscaped boulevard along Route 9 between the Fairgrounds and the Route 9/9G intersection.
2. Include a range of housing types and sizes in the Astor Flats TND to meet the needs of diverse income groups and permit people in all stages of life to remain in the Town. Permit single-family, two-family and accessory dwellings, cottage dwellings and multi-family units, live-work units and garage apartments.

3. Design and create village-like frontage in the Astor Flats TND, by creating incentives for infill development in the commercial zone, in order to create space for small, locally oriented retail shops in a traditional main street environment. Hide and re-orient parking lots in courtyards off Route 9. Encourage mixed uses and residences on a second story. Develop and implement criteria and standards that address community preferences.
4. Provide design guidance, so that developers and architects can have clear criteria to be applied to the Astor Flats TND. Design guidelines that could be applied to Astor Flats include: providing common open space and trail networks linking with the village; improving walking conditions and ensuring pedestrian safety by setting a maximum speed limit of 25 MPH and other traffic calming methods; and creating overall visual quality in both the residential and the shopping areas.
5. Encourage the Poughkeepsie-Dutchess County Transportation Council to give priority funding to Rhinebeck for permitting compact growth in walkable neighborhoods – close to jobs and served by public transit routes.
6. Encourage the School District to construct new schools in the village or, if that is not possible, then only in the Astor Flats TND district.
7. Work closely with business and private landowners north of the Fairgrounds (such as the bank, supermarket, lumber yard and others), to engage them in planning for the Astor Flats TND by showing them the potential, bottom-line value of such a mixed-use development.
8. During the TND approval and site plan process, the Planning Board should require the applicant to integrate, and preserve, the existing vegetative buffers, such as tree lines, to the maximum extent possible so as to mitigate adverse impacts of the TND development on adjacent residential developments, such as the Wynkoop Lane community. Identified impacts should also be mitigated by the requirement of additional buffer landscaping where appropriate. The integrity of these buffers should be protected by conservation easements. Efforts should be made to include the neighboring property owners in the planning process through public informational meetings and during the formal public hearings conducted on the application.
9. Wynkoop Lane is a narrow rural lane in both the village and town. This lane should never be connected to the Astor Flats TND for motorized traffic. A future pedestrian connection may be desirable, if feasible, and limited to pedestrians and bicycles only, with no motorized vehicles allowed.
10. Work with affected landowners in the Astor Flats TND to provide a future vehicular connection to Route 9G provided such access will not intersect with or connect to Wynkoop Lane.
11. Collaborate with the village to locate community facilities within walking distance to the Astor Flats TND.

***Objective: The historic character of Rhinecliff should be maintained and enhanced and its architecture and design should be protected and preserved while simultaneously improving hamlet amenities.***

**Actions:**

1. Delineate the area that comprises the hamlet of Rhinecliff and classify this area as a Rhinecliff Overlay. Create a new hamlet extension zoning district that recognizes the unique characteristics of the hamlet, and to which the provisions of the Rhinecliff Overlay would also apply.
2. Craft zoning provisions specific to the hamlet.
3. Identify the core of the hamlet as a CEA under SEQR.
4. Ensure that existing hamlet roads are not widened, but rather maintained as rural, country roads.

5. Develop and integrate design standards into the Zoning Law that recognize the uniqueness of the hamlet’s architecture and streetscapes, working closely with Rhinecliff residents to do so. Apply the standards to all development and re-development in the hamlet. Include rigorous requirements in the new zoning for consistency of all new development with the hamlet’s character, including architectural elements of the vernacular. Apply the requirements to such present, historic architectural characteristics as scale, mass and building form of new buildings. In allowing new development, ensure sympathy with surrounding structures, as follows:
  - ✓ Design to human scale, and utilize a variety of detailed features and patterns, which provide visual interest.
  - ✓ Design the height of new buildings to be consistent with that of neighboring buildings
  - ✓ Design roofs to mimic the vernacular architecture. Place windows and doors at regular intervals across the building façade
  - ✓ Utilize traditional building materials
  - ✓ Require consistent setbacks from the street, where feasible
  
6. Require that all new development in the hamlet be by special use permit, and require the use of performance standards to minimize or avoid impacts on the hamlet.
7. Require building design that makes the commercial core walkable by creating diverse streetscapes where the ground floor space faces the street, street level retail is appropriate, structures are built to lot lines, and building fronts are made permeable by the placement of doors and windows.
8. Limit the square footage of new dwellings and the expansion of existing ones to prevent proliferation of oversized, out-of-character homes, maintain the most desirable characteristics of the hamlet and prevent alteration of the historic character of Rhinecliff.
  - a. Prevent the building of second or third story additions proposed for one or two-story buildings, which are out of character with the buildings surrounding them.
  - b. Prevent the building of a large building, built to replace a portion or all of a demolished one, and now out of scale with surrounding buildings.
  - c. Enact a building scale regulation in the Zoning Law which controls the mass of new houses – either by basing the square footage of residential dwellings upon the size of the lot, or by limiting residential building size to a maximum that reflects the size of existing hamlet houses.
  - d. Engage Rhinecliff residents in the development of a single family zoning schedule that requires new homes to be compatible with adjacent homes. Work block by block in the hamlet until all existing dwellings are identified and characterized by size. Consider the appointment of a Committee to carry out and recommend an appropriate zoning schedule. Incorporate the schedule into the Zoning Law to govern expansions and new construction.
9. Require site plan approval for expansion of existing residential dwellings.
10. Ensure attractive streetscapes and pedestrian amenities in the hamlet of Rhinecliff: a) Provide pedestrian-scale lighting, street trees, landscaping and awnings along sidewalks; b) Provide street furniture, such as benches and trash receptacles; c) Maintain parking as a buffer between pedestrians and moving vehicles, both on-street and in parking lots; d) Allow outdoor tables for restaurants and cafes; e) Enhance pedestrian street crossings with articulated pavers, bump-outs<sup>3</sup> or raised crosswalks; f) Provide adequate lighting at each crossing; g) Ensure all crosswalks are delineated with materials that provide day and night



Kip Heermance House

visibility; and h) Restore the old stairs at the end of Shatzell Avenue on the town right-of-way.

11. Plan for the accommodation of automobile traffic in a way where pedestrian comfort and safety are of the utmost importance.

***Objective: Develop site plan and subdivision review standards or guidelines to ensure that rural development fits into its natural surroundings, rather than being superimposed as a dominant element in the countryside.***

**Actions:**

1. Expand the Planning Board’s responsibilities to include design reviews of new large-scale residential projects. Adopt clear design standards by providing drawings and photographs to illustrate designs that are acceptable to the community, in order to assist developers, design professionals and the Planning and Zoning Boards with the review and approval of projects. Ensure that the standards illustrate site layout for subdivisions (including building envelopes), so that they are designed to fit into their natural surroundings, rather than becoming a dominant element of the rural landscape.
2. Develop standards for non-residential development that include the scale of proposed activities; access and setbacks; signage; lighting; landscaping; pedestrian/bicycle circulation; and the preferred location of parking lots to ensure that a proposed project is in harmony with adjacent properties and does not blemish the rural environment. Emphasize dispersion on a site, in parking lot design, in order to reduce impacts. Disallow parking between the building and the street where feasible.
3. Re-visit the non-residential design guidelines to determine whether they are consistent with The Rhinebeck Plan. Revise the Guidelines, as appropriate.
4. Use the *Greenway Guides D1* through *D4* to revise the Zoning Law, and create design standards to address habitats, stream corridors, highways, and wellhead and aquifer protection.
5. Adopt a common definition of “rural,” so that programs and activities can be adjusted to retain Rhinebeck’s “rural” classification. The state definition of 150 persons per square mile for the unincorporated areas of the town serves to define “rural” in a numeric manner, while a more easily recognized standard includes adoption of the following definition in The Rhinebeck Plan: “A landscape where the predominant feature is the natural environment, such as open space, farmland, woodlands and water bodies, and where development intrusion is minimal.”
6. At the time of the creation of an Open Space and Affordable Housing Board, develop a procedure for Planning Board referral of site plan and subdivision applications to ensure oversight of new development in respect to the Town’s efforts to protect open space and create opportunities for the provision of new affordable housing.

***Objective: New commercial development along highways in the town should be in keeping with Rhinebeck’s scenic and historic character.***

**Actions:**

1. Prohibit strip commercial development in the town by preparing and adopting design standards that mandate: connecting roadways; shared driveways and parking; controlled signage; high-quality landscaping and architecture; and a mix of adjacent uses.

2. Encourage commercial development in clusters, rather than in strip development.
3. Create pedestrian networks and crosswalks for all commercial development and re-development, in order to create connections to shared parking, public transportation and walking between stores and to nearby housing.
4. Consolidate commercial entrances on roads, where possible, and mandate the use of internal service streets as an alternative to them.
5. Unify the streetscape with continuous street trees, and where possible, planted medians, to prevent unlimited left turns.
6. Amend the Zoning Law to incorporate *Greenway Guide E3* on parking, and bring the town's parking requirements into conformance with the *Guide* and the recommendations of such organizations as the National Parking Association and Institute of Transportation Engineers, as follows:
  - a. Adopt additional standards to screen parking lots from roads and adjacent residential uses.
  - b. Regulate their location so that all parking lots are placed to the side or rear of new structures to reduce their visual impact.
  - c. Pay special attention to the recommendations of the National Parking Association, which, when adopted, result in less impervious surfaces, less runoff, and more landscaping opportunity.



***Objective: New commercial development should be compatible with the setting, scale and architecture of existing features.***

**Actions:**

1. Expand the town's commercial design guidelines to include all types of new development or re-development, including civic, institutional, large-scale residential and rural (non-farm) development. Incorporate illustrative design standards into the Zoning Law. Subject all new commercial and residential development that will be subject to site plan approval, or as a condition of Planning Board approval, to the design standards.
2. Place limitations on the size of retail buildings to ensure they are at a scale that is in keeping with the community. Individual retail buildings should be the size and scale of the traditional retail businesses in the village center.
3. Facilitate the continuation of local economic activity that serves primarily the needs of residents and does not contradict community character. Use the SEQR process to evaluate:
  - ✓ Potential negative impacts on commercial building vacancy rates and the ensuing blighted structures that may result.
  - ✓ Inhibition or loss of other desirable commercial development.
  - ✓ Inducing demand for undesirable commercial development and the resulting necessity to modify existing commercial zoning.

***Objective: Land uses with the potential to pollute the air, soils, or water should be regulated.***

**Actions:**

1. Re-visit the town's General Performance Standards to ensure they reflect state-of-the-art environmental impact thresholds for potential nuisances that have the potential to pollute the air, soil or water.
2. Examine and improve regulations in the Zoning Law concerning mining activities (extractive operations currently permitted in the R3A District by special use permit), and amend the law to further restrict such activities to existing, active mine sites. Prohibit the placement of new mine sites within the town for following reasons:
  - ✓ Potential disruption to the character of residential areas caused by the heavy industrial characteristics of this land use activity, including associated noise, dust, aesthetics, and traffic;
  - ✓ Concern for the public health, safety and welfare when mining is in close proximity to residences and farms;
  - ✓ Restrict the number and location of areas in the town where mining activities may take place, since the town will not be permitted to enforce local regulations "relating to the extractive mining industry."
3. Amend the Zoning Law to include a section on tree and topsoil removal, grading and excavating which establishes regulations, based on performance standards, for any re-grading of land, and removal of trees or topsoil (with the exception of sustainable forestry management and tree removal to protect infrastructure). Require the Planning Board to implement the regulations during site plan and subdivision approval.

***Objective: Develop standards to control excessive noise in commercial and residential zones.***

**Actions:**

1. Revise the acoustic performance standards in the Zoning Law to ensure that they are comprehensive and apply to a broad array of noise sources.
2. Ensure that the standards are specific to each noise type – i.e., that standards for short bursts of noise such as gun shots, for example, are unique and differ from the standards from such continuous noises as air conditioners, for example.
3. Include in the standards at a minimum the following list of noise sources: motorcycles, hot rods, snowmobiles, all-terrain and other recreational vehicles, jet skis, power boats, tour boats, boom boxes, automobile-based music systems, leaf blowers and barking dogs, as well as noises associated with special events and industrial activities.

***Objective: Develop standards to control lighting pollution, using Greenway standards as a guide, which will apply to town-wide residential, as well as commercial zones.***

**Actions:**

1. Amend the Zoning Law to include the recommendations of *Greenway Guide E5* on lighting to prevent glare, protect the night sky, and enhance the town's nighttime character. Use the same concepts for public street lighting, as follows:
  - a. Provide adequate illumination for the intended task, averting over-light; utilize standards provided by manufacturers for guidance.
  - b. Use full cutoff light fixtures – i.e., fixtures that emit light only downward, as opposed to upward or horizontally.

- c. Use high-pressure sodium lighting for street and parking lot lighting. Use metal halide lighting for pedestrian areas, due to its good color representation. Prohibit the use of mercury vapor lighting for any application.
- d. Light pedestrian areas to human scale – i.e., to a 15-foot maximum height. Light parking lots to a height that does not exceed a 20-foot maximum.
- e. Light outdoor signs from the top.
- f. Disallow laser lighting and/or searchlights for advertising applications.
- g. Consider exceptions to the lighting standards in such instances as temporary sports field lighting and other specialty activities like short-term events and holiday tree lighting.
- h. In order to enhance the town’s nighttime ambience, incorporate lighting standards such as the Illumination Engineering Society and International Dark Sky Association recommendations into the Zoning law.

***Objective: Develop standards to control the clutter of commercial signs.***

**Actions:**

1. Prepare an inventory of all existing signs in the town.
2. Amend and enforce the Zoning Law relating to signage, as follows:
  - a. Include more detailed requirements for signage in the Zoning Law, so that it not only regulate signs, but will encourage signs which enhance, rather than detract from, Rhinebeck’s rural and scenic character.
  - b. Prohibit the use of self-illuminating signs
  - c. Eliminate billboards – a discordant element in the landscape that often inhibits such investments and improvements. Amend the Zoning Law to amortize existing billboards over a five-year period, at the end of which the nonconforming signs must be removed. In conjunction with billboard removal, establish a town sign program that would be available for local businesses to create off-premises, directional signs under uniform design and standards, much like the sign programs in the Adirondacks and the State of Vermont.
  - d. Amend the Zoning Law’s site plan regulations to mandate that the parking of vehicles that display prominent advertising is to be behind buildings, in order to prevent the visual blight created by them.

***Objective: Strive to retrofit existing, non-conforming commercial development over time, in order to respect Rhinebeck’s small-town character and architectural heritage. Establish creative ways for non-conforming development to respect local character.***

**Actions:**

1. Ensure that non-conforming signs, lighting, landscaping and other site issues that are the subject of Subdivision, special use permit and/or site plan applications, Certificates of Occupancy, No-violation Letters, or other permit, approval, entitlement, or authorization from the town, are brought into compliance (to the greatest extent practicable) with the terms and conditions of the Zoning Law, as recommended by the Plan. Revise the Zoning to include this requirement.

***Objective: Use and maintain state-of-the-art information management techniques to preserve the knowledge generated by the Rhinebeck Plan and to convey that knowledge to key decision-makers and the general public.***

**Actions:**

1. Continue to map the location of lands that comprise significant natural, historic and cultural resources, using the computer-based Geographic Information System (GIS)<sup>4</sup> established for The Rhinebeck Plan. Identify permanently protected lands on all mapping. Continuously update the maps as resources are added. Become a clearinghouse for the geographic information collected, and make it available to the Planning Board, Zoning Board of Appeals, zoning enforcement officer and those wishing to develop land in the town for their review prior to the formulation of their plans. Display the maps at town hall for use by municipal boards, landowners, and prospective applicants for development approval. Make the maps available on the town's website. Ensure the maps are properly labeled to indicate they are reference tools and are not a substitute for on-site analysis during the development approval process.
2. Establish procedures for the electronic submission of development applications, including their SEQR documents (now required by State law), to enable their interactive viewing at review meetings.
3. Instruct town officials in the use of the "Virtual Private Network" (VPN)-enabled computer at Town Hall, so that decision makers have ready access to up-to-date GIS data. Inform residents of the availability of the VPN, so that residents have access to the same information that town officials currently have. If feasible, make the GIS data accessible through the town's Web site.
4. Provide electronic versions of the Zoning Law and Subdivision Regulations for viewing and downloading on the Internet.
5. Amend the subdivision regulations to require all applicants for new subdivisions to submit electronic versions of their plans from the most preliminary submittal through subsequent reviews. The electronic submissions should be in a format that allows it to be viewed registered with all other town geographic data.

***Objective: Ensure that municipal boards have the proper training to carry out the new planning and zoning requirements.***

**Actions:**

1. Appoint Planning Board members who represent diverse interests, including architecture, agriculture, business, natural and cultural resources and long-term community advocacy.
2. Ensure that municipal entities can effectively implement the recommendations of The Rhinebeck Plan to enhance rural character by providing them with clear direction, training and resources. Inform new members of training obligations before they assume their position.
3. Require Dutchess County Planning Federation certification of all Planning Board members.
4. Update and adopt administrative policies and project review checklists for the Planning and Zoning Boards and applicants to streamline the review process.
5. Provide the Planning Board with adequate planning resources, such as adequate staffing and easy access to officially adopted maps, in order to better enable them to carry out the Board's new responsibilities under The Rhinebeck Plan.
6. Train an assistant to the Planning Board, or a Planning Board member, in the use of Geographic Information Systems (GIS) to facilitate conservation subdivision design and other recommended planning techniques of The Rhinebeck Plan.

7. Provide information to municipal boards, committee members and town employees on innovative techniques that can be used to build necessary infrastructure for Traditional Neighborhood Development (TND) district.
8. Establish a policy and procedures for Zoning Board of Appeals' referrals to the Planning Board for advisory opinions on proposed zoning variances.
9. Adopt a policy that site plans approved by the Planning Board cannot be altered or modified through a Zoning Board of Appeals review.
10. Require municipal officials on the Planning and Zoning Boards to participate in the seminar-based Land Use Learning Program, such as that which has been sponsored by the Pace University Land Use Law Center and administered by the New York Planning Federation, designed to teach busy local officials the basics of New York land use law and practice. Encourage other municipal officials, such as the Town Board and Conservation Advisory Council to participate, at a minimum, in the Center's home study-based program.
11. Provide training opportunities for the Planning Board in the effective use of SEQ, the *Greenway Guides*, Rhinebeck Design Guidelines, the LWRP and other plans and handbooks, and innovative planning techniques and design principles that support community objectives and successful smart growth techniques.
12. Plan tours for the Planning Board that illustrate examples of conservation subdivisions and traditional neighborhood development in order to understand, first-hand, the benefits of smart growth.

***Objective: Ensure that the visions expressed in The Rhinebeck Plan are implemented through town/village cooperation.***

**Actions:**

1. Maintain and enhance cooperation in land use planning between the town and village.
2. Prepare and enact an inter-municipal agreement between the town and village to create a "Consolidated Planning Board," pursuant to § 284 of Town Law and § 7-741 of village Law. The purpose of the Board would be to cooperate on land use planning matters – the new Board not intended to replace the existing two planning boards, but rather to supplement them, comprising members of each. Direct the new Board to consider such land use planning matters as:
  - ✓ Coordinating the comprehensive plans of the municipalities;
  - ✓ Planning development districts (in designated locations) that could be served by joint water and/or sewer systems
  - ✓ Reviewing projects with significant, potential inter-municipal benefits and impacts
  - ✓ Consideration of a PILOT (payment in lieu of taxes) program for non-profit organizations
3. Create a task force advised by a professional planner to develop a detailed plan for the structure and function of the consolidated Planning Board, subject to input and approval by the public and officials from both municipalities.

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<sup>1</sup> The Structure, Functions and Financing of Local Government: Adapting to Modern Challenges, New York State Legislative Commission on Rural Resources. "The Commission on Rural Resources defines as rural those towns with population densities up to 150 persons per square mile." August 1991.

<sup>2</sup> A TND is a compact, mixed use neighborhood where residential, commercial and civic buildings are in close proximity to each other. It is a planning concept that is based on traditional small town development principles and is, in part, a reaction to the inefficient use of land and infrastructure and lack of a sense of community found in conventional suburban developments.

<sup>3</sup> Such as the ones recently installed in Tivoli

<sup>4</sup> GIS is a technology that is used to view and analyze data from a geographic perspective. GIS links location to information (such as buildings, soils or wetlands to parcels) and layers that information to give you a better understanding of how it all interrelates.