



TOWN of RHINEBECK

Planning Board

80 East Market Street, Rhinebeck, NY 12572
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Notice of Public Hearing

The Town of Rhinebeck Planning Board shall conduct a combined Public Hearing on Monday, December 21, 2015, at 6:35 p.m. at the Rhinebeck Town Hall, 80 East Market Street, on the October 2, 2015, Applications by **Jaklitsch Gardner Architects PC (as Agent for Robert Duffy, Owner)** for Amended Site Plan Review and Approval under Town Code Chapter 125, Zoning, and Wetlands Permit under Town Code Chapter 120, Wetlands, in the matter of modifications in the previously Approved Plans subject a Negative Declaration (Determination of Non-Significance) issued by the Planning Board on July 14, 2014, and both a Special Use Permit and Site Plan Approval issued by the Planning Board on August 18, 2014, for the Applicant's single-family dwelling premises on 44.096-acre TMP 135089-6070-00-680832 at 195 River Road and 31 Carmel Drive within the Historic Preservation (HP20) and Hudson River National Historic Landmarks Districts and the Town's LWRA, the proposed modifications being as described in the Applications and the following supporting documents:

- Transmittal letter from Jennifer Van Tuyl of Cuddy & Feder LLP Attorneys at Law, dated October 5, 2015, stating the project modifications to be (1) the elimination of the "glass house" guest cottage and (2) the addition of decorative stone fencing, metal fencing and wood post and rail fencing at locations and otherwise depicted on drawings prepared by the Project Architect.
- Drawings SP 108 and SP 109, Proposed Landscape Plan Fencing, prepared by Jaklitsch Gardner Architects PC and dated September 19, 2015.
- Drawing V-107, Viewshed Additional Fencing, prepared by Jaklitsch Gardner Architects PC and dated September 28, 2015.
- Environmental report by James Bates of Ecological Analysis, LLC, dated September 24, 2015.

All those having an interest in the Applications will be given an opportunity to be heard at the Public Hearing and may also submit comments in writing to the Planning Board Clerk not later than 12:00 noon on December 21, 2015. The Applications and supporting information may be examined prior to the Public Hearing at the Town Hall during normal business hours.

By order of the Planning Board

Melodye Moore, Chair

1T / Daily Freeman

December 3, 2015