



**TOWN of RHINEBECK**

## Planning Board

80 East Market Street, Rhinebeck, NY 12572

Phone: (845) 876-6296 Fax: (845) 876-5885

### Notice of Public Hearing

The Town of Rhinebeck Planning Board shall conduct a combined Public Hearing on Monday, July 18, 2016, at 6:35 p.m. at the Rhinebeck Town Hall, 80 East Market Street, on the **Applications by Rhinebeck Gardens Group, LLC, for Amendments to Special Use Permits, Wetlands Permit and Site Plan Review and Approval** under Town Code Chapter 120, Wetlands, and Chapter 125, Zoning, Sections 125-40, 125-54, 125-69 and 125-73, as granted by the Planning Board on September 19, 2011, and amended in February 2015, in the matter of Phase III of Gardens at Rhinebeck. Phase III was previously proposed and approved as 92 residential condominium-type dwelling units and associated site improvements and is now modified to consist of a total of 76 residential condominium-type dwelling units, with modified exterior architecture and unit layout and a greater number of three-bedroom units though the same overall number of total bedrooms as previously proposed, and associated site improvements on 24.45-acre TMP 6170-04-010475 located on Gardens Way between Astor Drive and NYS Route 308 within the Rural Agricultural (RA10) District and the Town's Local Waterfront Revitalization Area (LWRA). The Proposed Action has been classified by the Planning Board as an Unlisted Action under SEQRA.

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 July 18, 2016. The Applications and supporting information, including a Full EAF Part 1, a set of Site Plan drawings prepared by Chazen Engineering, Land Surveying & Landscape Architecture, P.C., and related Wetlands Report and Architectural Plans 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

June 20, 2016