



**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, June 5, 2017, at 6:40 p.m., or as soon thereafter as may be heard, at the Rhinebeck Town Hall, 80 East Market Street, on the **Applications by Catherine Hoskinson-Fischer for Subdivision Plat Approval** under Town Code Chapter 101, Subdivision of Land and **Special Use Permit(s) and Site Plan Review and Approval** under Town Code Chapter 125, Zoning, in the matter of [1] a proposed lot line alteration between TMPs 135089-6068-00-897809 and -956811, each remaining in excess of the minimum lot area requirement, and [2] the conversion (with addition) of an existing non-habitable, “non-contributing structure” at **595 South Mill Road** into a three-bedroom dwelling and installation of related site improvements, including on-site well and SDS, within the Rural Agricultural (RA10) and Hudson River National Historic Landmarks Districts and the Town’s LWRA, as subject of Application for Area Variances pending before the ZBA. The Proposed Action has been classified 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 June 5, 2017. The Applications and supporting information may be examined prior to the Public Hearing at the Town Hall during normal Planning Board business hours, Monday through Thursday 11:00 a.m. to 3:00 p.m.

By order of the Planning Board

Michael Trimble, Chair

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