



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, April 4, 2016, at 6:35 p.m. at the Rhinebeck Town Hall, 80 East Market Street, on the **Applications by Andrew Solomon 2009 Trust for Special Use Permits and Site Plan Review and Approval** under Town Code Chapter 125, Zoning, Section 125-33, Scenic Roads; Section 125-40, Development near Streams and Rivers; Section 125-54, Water Resources Protection Overlay (WR-O) District; and Section 125-73, Uses subject to Site Plan Approval; in the matter of proposed work involving modifications to the existing principal 17,000 s.f. dwelling, modification of existing and construction / installation of new accessory structures and related site improvements on 105-acre TMP 135089-6071-00-760185 at **367 River Road**, known as “Marienruh” and previously “Valeur”, fronting on a designated scenic road, located less than 1000 feet from the Hudson River and being within the Historic Preservation (HP20), the Land Conservation Stream Overlay (LC-S) and WR-O Districts, the Hudson River National Historic Landmarks Districts and the Town’s LWRA, and within or adjacent to a Dutchess County Certified Agricultural District. The Proposed Action has been classified as a Type I Action under SEQRA with the Planning Board serving as Lead Agency. A related Application for Area Variances is pending before the ZBA.

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 April 4, 2016. The Applications and supporting information including a set of architectural, engineering and landscape drawings 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

March 16, 2016