



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 6:40 p.m., or as soon thereafter as this matter may be heard, at the Rhinebeck Town Hall, 80 East Market Street, on the **Applications by Thomas & Valerie Wolzien for Special Use Permits, Site Plan Review and Approval and a Certificate of Demolition or Removal** under Town Code Chapter 125, Zoning, Section 125-40, Development near Streams and Rivers; Section 125-54, Water Resources Protection Overlay (WR-O) District; Section 125-42, Home Occupations; Section 125-62, Historic Buildings (and related Town Code Chapter 78, Historic Buildings); Section 125-68(G), Class 2 Home Occupation; Section 125-69, Rhinecliff Overlay (Rc-O) District; and Section 125-73, Uses subject to Site Plan Approval; in the matter of proposed construction of an addition consisting of 353 s.f. of enclosed floor area and a porte cochere to a single-family dwelling, removal of an existing garage (a “contributing structure”), construction of a 1463 s.f. studio garage intended to be occupied in part as a “home occupation” and related site improvements on 1.07-acre TMP 135089-6070-18-406046 at **447 Rhinecliff Road**, located less than 1000 feet from the Hudson River and being within the Residential Medium Density (RM1), Rhinecliff Overlay (Rc-O) and Water Resources Overlay (WR-O) Districts, the Hudson River National Historic Landmarks Districts and the Town’s LWRA. 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 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