

APPLICATION FOR REVIEW AND APPROVAL
MAJOR SUBDIVISION PRELIMINARY PLAT

Town of Rhinebeck
80 East Market St.
Rhinebeck, NY 12572

Planning Board Clerk (845) 876-7207 Ext. 24 / planning@rhinebeckny.gov

Zoning Administrator (845) 876-7207 Ext. 20 / zoningadminsitator@rhinebeckny.gov

Applicant

Name: _____

Address: _____

Phone Number: _____ Email: _____

**If a corporation, identify principal officer and title:

Project Representative

Name: _____

Title: _____

Address: _____

Phone Number: _____ Email: _____

Proposed Subdivision Parcel

Address: _____

Tax Map Parcel Number: _____

Filed Map Reference: _____

Zoning District: _____

Overlay District(s), if any _____

Located within or less, than 500 feet from a Certified Agricultural District yes no

Located within Local Waterfront Revitalization Area yes no

Located within or adjacent to National Historic District or individually listed historic property yes no

Located within 500 feet of State or County highway or either Town or Village boundary yes no

Is the subdivision parcel the subject of any recorded Easements, covenants or deed restrictions? yes no
(If yes, please attach copies of each to this Application)

Located within or within 100 feet of a Town, State or Federal regulated wetland yes no

Use of Land and Buildings

Current Use of Land and Existing Buildings and Improvements, if any, within the Subdivision Parcel

Proposed Use and Number of Lots and Summary of Related Improvements within the Subdivision; Proposed Use of the Existing Buildings and Improvements, if any

Related Reviews , Permits and Approvals

Are any waivers from the requirements set forth for a Major Subdivision under the Town Subdivision Regulations being requested? yes no

If yes, state specific waivers or modifications of requirements requested and attach statement of justification.

Does the proposed subdivision plat incorporate any Area Variances that have been issued by the Town Zoning Board of Appeals? yes no

If yes, attach a copy of the ZBA resolution granting the Area Variance.

Other than the issuance of building permits and certificates of occupancy by the Town of Rhinebeck, are other permits and approvals from the Town, County and/or State required to carry out development of the proposed subdivision? _____yes _____no

If yes, identify below and attach a copy of such permit or approval that has been issued for the related application that has been submitted.

Required Attachments (check those that are attached and/or being submitted, if applicable)

____ Copy of Property Deed as recorded in the Dutchess County Clerk's Office

____ Copy of Filed Map, if any, on which the subdivision parcel is depicted.

____ Copy of recorded easements, covenants or deed restrictions, if any.

____ Offers of any easements or dedication of land in fee that may be applicable to the proposed project.

____ Copy of County, State or Federal Permits or Approvals required and a copy of each permit or approval that has been issued and any pending applications as cited above.

____ Preliminary Subdivision Plat drawing(s) as listed below:

Title: _____

Preparer: _____

Date: _____

____ Completed Major Subdivision Preliminary Plat Checklist per Article VII, Section 101-7.3(B) of the Town Land Subdivision Regulations

The undersigned having been notified of the Zoning Compliance Determination from the Town of Rhinebeck's ZEO/ZA and having been advised of the requirement for Subdivision Plat Approval and having conducted a Pre-Submission Conference with the Planning Consultant, Planning Board Chair and Vice Chair, hereby requests approval of the above-identified Major Subdivision Preliminary Plat by The Rhinebeck Town Planning Board in accordance with Zoning Law Article III, District Schedule of Use Regulations, and Article IV, Section 101-4.5 of the land Subdivision Regulations of the Town of Rhinebeck.

The undersigned acknowledges that the Planning Board will consider this Application at a Regular Meeting, as established by the Planning Board's annual calendar and determine whether this Application is adequate for processing under the Town Land Subdivision Regulations and the NYS Environmental Quality Review Act. It is understood that if the Planning Board determines the Application adequate for processing, time frames set forth within the Town Subdivision Regulations and/or SEQRA Implementing Regulations will take effect.

The undersigned further understands that in order to be considered as an agenda item at a Regular Meeting, the Application and all requirements must be received by the Planning Board Clerk and forwarded to the ZEO/ZA not less than twenty-one (21) calendar days prior to said Regular Meeting of the Planning Board.

The submission must include one (1) complete packet of all required Application forms specified at the Pre-Submission Conference along with the Site Plan drawing(s). Ten (10) additional copies will be requested/required once your Application is deemed complete by the ZEO/ZA, along with Application Fees and Escrow. In addition, an electronic version of the Application forms, Site Plan drawing(s) and any related supporting materials, such as SWPPP, must be submitted to the Planning Board Clerk.

Signature of Applicant: _____

Date: _____