

ASTOR RHINEBECK ASSOCIATES, LLC

New York, New York

ASTOR RHINEBECK ASSOCIATES, LLC vs TOWN OF RHINEBECK, ET AL.

Working with a Manhattan-based private developer/ investor, as part of litigation against the Town of Rhinebeck, NY, F&A provided expert testimony in support of an exclusionary zoning challenge. F&A conducted field reconnaissance of the site and adjacent properties and evaluated relevant documents including the Town's 2008 Comprehensive Plan and proposed zoning law, regional land use and affordable housing plans [Ulster-Orange-Dutchess Tri County Housing Study and the Dutchess County Consolidated Plan], and Astor Rhinebeck's proposal for a 1,200 acre site [5 parcels] located west of Route 9 in the Town.

Under the previous zoning code, Astor Rhinebeck's property had a maximum development capacity of 642 units, including multifamily and affordable units if it were developed as a Planned Residential Development (PRD). Under the new zoning, the property would yield only 118 units (over an 80 percent loss of development capacity). Working with land use counsel Jacobowitz & Gubitz, F&A provided a report and affidavit in support of the applicant's position that the rezoning of Astor Rhinebeck's property was the product of exclusionary zoning policy that is inherent in the Town's new Comprehensive Plan.



Open space and wetlands
Rhinebeck, New York



Landscape in National Landmark District
Rhinebeck, New York