



## Zoning Board of Appeals

### PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Rhinebeck will hold a Public Hearing, pursuant to Section 267-a of the Town Law at the **Rhinebeck Town Hall**, located at 80 E. Market Street, in the Town of Rhinebeck, New York, on **May 15, 2024 at 7:05 PM.**

All those having an interest in the application will be given an opportunity to be heard at the meeting. The application and supporting information may be examined prior to the Public Hearing by accessing the applications link found on the Zoning Board page or the Town website or by contacting the Zoning Board Secretary for more information.

Zoning Board of Appeals of the Town of Rhinebeck will hold a Public Hearing on the Application of:

**Case # 1048 Jody Mead – 23 Winston Dr.  
Grid# 135089-6271-00-420614**

The Zoning Administrator reviewed the application for a building permit to install an inground pool with a shed and some fencing, which required two area variances. A public hearing was previously held on February 21, 2024. The Applicant has since revised the application, and has changed the location of the inground pool to be located behind the house, and has removed the shed. The fencing remains as originally proposed. The public hearing is being re-opened to allow for any comments on the revised application.

The property is in the RC-5 zoning district. The findings are that the site plan layout does not meet the Town Zoning code requirement in the area as follows:

#### One Area Variance

§125-27(A)(3) - Except for agricultural structures, guest cottages or caretaker's dwellings, no such accessory structure shall **either** project closer to the fronting street than the principal building on the lot **or be located within a required front yard.**

Required = 100 foot (front yard setback in RC-5)

Proposed = 92.5 feet

Requested = 7.5 feet

Zoning Board of Appeals, at said time will hear all persons or their agents in support of, or any objections to this matter. Written comments may also be submitted to the Zoning Board of Appeals Secretary at, [zoningclerk@rhinebeckny.gov](mailto:zoningclerk@rhinebeckny.gov)

By Order of the ZBA,

*Gretchen Smith*

Zoning Board of Appeals Secretary