



THE TOWN OF
RHINEBECK · NEW YORK
FOUNDED 1686

Zoning Board of Appeals

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that in response to the Covid-19 pandemic and in accordance with the Governor's Executive's Order 202.1, the Town of Rhinebeck Zoning Board of Appeals (ZBA) will not be meeting in person at Town Hall, and instead will be conducting its meeting and public hearing virtually via Zoom.

PLEASE TAKE FURTHER NOTICE that the Zoning Board of Appeals of the Town of Rhinebeck will hold a Public Hearing via Zoom, pursuant to Section 267 of the Town Law and in accordance with Executive Order 202.1, on the Application of:

**Case # 1001 12468 Corp 473-475 Mill Road, Rhinebeck NY 12572
Grid# 135089-6069-00-884024-0000**

The Zoning Administrator reviewed the application to construct a two car garage.

The findings are that the site plan layout does not meet the Town Zoning code requirement in the area as follows:

1. Side Yard Setback (§125-27(A)(2)(b) – accessory structures side yard setback = 75% of principal buildings setback; 75% of 100 feet = 75 feet
Required: 75 feet
Proposed = 28'11"
Variance Requested = 46 feet
2. §125-27 (A)(3) – No accessory structures shall either project closer to the fronting street than the principal building on the lot. Proposed garage would be located in front of the principal dwelling.

Said Hearing will be held via Zoom, Wednesday, September 16, 2020 at 7:05 p.m. A link to the Zoom meeting will be provided on the Town of Rhinebeck's Zoning Board of Appeals' webpage at approximately 6:00 PM the night of the meeting. The meeting may also be viewed on the Town's Website (homepage), which will live-stream the zoom meeting.

Verbal comments may be provided by the public on this application via Zoom. Written comments can also be submitted to the Zoning Board of Appeals Secretary at, zoningclerk@rhinebeckny.gov. Information on how to participate during the public hearing can be found on the Town of Rhinebeck's Zoning Board of Appeals page: <https://www.rhinebeckny.gov/zoning-board-of-appeals.html>.

Links to the General Protocol for ZBA meetings, how to access Zoom, and how to view the meeting can be found on the Town of Rhinebeck's Zoning Board of Appeals page: <https://www.rhinebeckny.gov/zoning-board-of-appeals.html>. This meeting will be simultaneously live-streamed on the Town of Rhinebeck's website. A recording will later be posted on the Town of Rhinebeck's YouTube page ("Town of Rhinebeck, New York").

The Zoning Board of Appeals, at said time and place will hear all persons or their agents in support of, or any objections to this matter via Zoom virtual meeting or any written comments submitted while the public hearing remains open.

By Order of the ZBA,

Chris Hedges

Zoning Board of Appeals Secretary