



THE TOWN OF
RHINEBECK · NEW YORK
FOUNDED 1686

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.

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 # 1033 Aruz – Lower Ackert Hook Rd.
Grid# 135089-6268-00-200519**

The Zoning Administrator reviewed the application to construct an accessory structure/accessory dwelling unit. 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:

Three (3) Area Variances Required:

1. Variance required for exceeding allowable Height:
Allowed: 20 ft.
Proposed: 25 ft.
Variance requested: 5 ft.
2. Variance required for exceeding allowable Gross Floor Area of Accessory Structure:
Allowed: 1,500 sq. ft.
Proposed: 4,488 sq. ft.
Variance requested: 2,988 sq. ft.
3. Variance required for exceeding allowable Accessory Dwelling Unit Habitable Space:
Allowed: 900 sq. ft.
Proposed: 4,488 sq. ft.
Variance requested: 3588 sq. ft.

Said Hearing will be held on Wednesday, September 21, 2022 at 7:05 p.m. At the time of this publication, it is unknown if this hearing will take place virtually (via zoom) or in-person. Pursuant to Chapter 1 of the Laws of 2022 amending Chapter 417 of the Laws of 2021 signed by Governor Hochul, meetings have been allowed to be held remotely during the duration of the State Disaster Emergency; however, in the event the State Disaster Emergency is discontinued, meetings may be required to be conducted in-person. Currently, the State Disaster Emergency is in place until September 12, 2022. In the event the State Disaster Emergency is extended, and the meeting is held virtually, a link to the Zoom meeting will be provided on the Posted Agenda for the Town of Rhinebeck Zoning Board of Appeals prior to the meeting, which will be posted on the Town of Rhinebeck website. If the State Disaster Emergency is not extended beyond its current stated period, the meeting will be held in-person at Town Hall.

Zoning Board of Appeals, at said time will hear all persons or their agents in support of, or any objections to this matter. Verbal comments may be provided by the public on this application via Zoom during the public hearing. Written comments may also be submitted to the Zoning Board of Appeals Secretary at, zoningclerk@rhinebeckny.gov

By Order of the ZBA,

Gretchen Smith

Zoning Board of Appeals Secretary