



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 at the **Rhinebeck Town Hall**, located at 80 E. Market Street, in the Town of Rhinebeck, New York, on **March 20, 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 # 1056 Ferncliff (Archcare) – 21 Ferncliff Dr.
Grid# 135089-6070-00-850800**

The Zoning Administrator reviewed the application for a sign permit to change the existing worn sign to a newer sign. The property is in the HP-20 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

§125-37(J)(2) - For permitted and special permit nonresidential uses, one sign with a maximum sign area of eight square feet is permitted within residential districts.

Required = 8 square feet

Proposed = 19.12 square feet (9.56 square foot per side)

Requested = 11.12 square 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

By Order of the ZBA,

Gretchen Smith

Zoning Board of Appeals Secretary