



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 **January 15, 2025 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 # 1068 Portia Bock & Craig Shipler – 26 White Schoolhouse Rd.
Grid# 135089-6270-00-797746

The Zoning Administrator reviewed the application to construct two new buildings. 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:

Two (2) area variances

1. Aggregate Floor Area of Accessory Structures. §125-27(A)(4) - In all zoning districts except HP20 and RA10, all roofed or otherwise enclosed accessory structures, except for agricultural buildings, shall in the aggregate comprise not more floor area than the principal dwelling on the lot or 1,500 square feet, whichever is the more restrictive.

Required = 1,500 square feet

Proposed = 2,490 square feet

Variance Requested = 990 square feet

2. Number of Roofed Accessory Structures. §125-27(A)(7) - Not more than three roofed or otherwise enclosed accessory structures, other than agricultural buildings and those structures less than 50 square feet in floor area or structure footprint, of which not more than one accessory structure shall be a private garage detached from the dwelling, shall be permitted on an individual lot in a residential district.

Required = 3 roofed accessory structures

Proposed = 5 roofed accessory structures

Variance Requested = 2 additional roofed accessory structures

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