



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 # 1067 Ben Floyd – 46 Will Tremper Dr.
Grid# 135089-6169-00-856823

The Zoning Administrator reviewed the application to construct a pool house. 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 (1) Area Variance

1. Pool house is closer to fronting street. §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. A guest cottage or caretaker's dwelling must, however, meet the minimum setback requirements for the zoning district.

Required = 523 feet (distance from principal dwelling to fronting street)

Proposed = 446.7 feet

Variance Requested = 76.3 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