



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 **April 15, 2026 at 6:35 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 # 1096 Michelle Moyer
Grid# 135089-6270-00-280020**

The Zoning Administrator reviewed the application. The property is situated in the RC5 Zoning District. The findings are that the site plan layout does not meet the Town Zoning code requirement in the area as follows:

Two area variances

1. Accessory dwelling unit closer to the front property line. Town of Rhinebeck Zoning Law §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.

Required = 176 feet, 11 inches (measurement of the principal residence to the front yard)
Proposed = 152 feet, 6 inches.
Area Variance Requested = 24 feet, 5 inches.

2. Aggregate square footage of roofed accessory structures. Town of Rhinebeck Zoning Law §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 = 1,698 square feet
Area Variance requested = 198 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