



TOWN of RHINEBECK

Zoning Board of Appeals

80 East Market Street, Rhinebeck, NY 12572

Phone: (845) 876-6296 Fax: (845) 876-5885

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 of the Town Law, on the Application of:

Heart Ford LLC -Rhinebeck Ford (M. Graminski) - 3667 NYS Rte 9G- Lights- Signage- & Parking – Grid #s 135089-6171-00-862418 (lot 1) and 836458 (lot 2)- Case # 916

Application for a Sign Permit for the use of the existing light poles and fixtures, the requirements for parking area setbacks, as well as proposed installation of additional signage on the building façade in addition on the existing freestanding pylons of the Rhinebeck Ford site located along Route 9G has been reviewed. Several aspects of Site plan do not comply with the Town Zoning requirements as follows:

1. Light poles and light fixtures are allowed to be set at a maximum height of 15 feet, whereas building mounted fixtures are set at 16 ft., and the existing pole mounted lights are mounted at 33 feet and 35 feet, considerably in excess of the allowable 15 feet. Variances required, refer to 125-56.
2. Parking lot front yard setback is required to be setback 10 feet from the front property line, whereas proposed is a 4 foot setback. Variance required, refer to 125-36.
3. Business Signage is in excess of the allowable square footage, dimensions, the number of signs, and sign location to the property lines. Overall the Rhinebeck Ford site Signage exceeds the code requirements in all regards. Variances required, refer to 125-37.

Said Hearing will be held on the 2nd day of March, 2016 at 8.05 p.m. in the Town Hall, 80 East Market Street, Rhinebeck, NY 12572.

The Zoning Board of Appeals, at said time and place will hear all persons or their agents in support of this matter, or any objections thereto.

By Order of the ZBA,

Margarita Rincon
Zoning Board of Appeals Secretary
24 February. 2016