



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:

Eveready Diner - Vanikiotis, Serroukas and Serroukas Partners, LLP – Area Variances – Case # 946 - Reconstruction of 7,000 square foot fire damaged restaurant at 6595 NYS Route 9 North - Grid#s: (Town) 6170-00-552684-486696-545674 and (Village) 6170-11-531667 and 547663.

The owner is proposing a minor subdivision, with the consolidation of the three Town parcels into one ~ 11~12 acre parcel. Zoning issues: Prior to the Proposed Subdivision the land contains ten (10) non-compliance issues which all require area variances, including as follows: Building setbacks, front, side & rear; parking setbacks for front & rear; lot frontage; lot width; maximum pervious coverage; and minimum open space.

Once the Subdivision Lot Consolidation is complete, the project will still require two (2) Area Variances, including as follows:

1. Front yard setback for building, GB- 60 ft. front required, 39 ft. provided, Variance required = 21 feet.
2. Maximum Lot Coverage allowed is 10%, and proposed is 16%, Variance required. Both Variances refer to Area & Bulk Zoning Requirements, reference is made to Chapter 125, see 125-21.

Said Hearing will be held on the 15th day of March 2017 at 7:50 pm 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,

Chris Hedges

Chris Hedges
Zoning Secretary