



**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:

**Case # 953 WTR Rhinebeck LLC Ackert Hook Road Rhinebeck NY**  
**Grid# 135089-6169-00-651813, 686804 and 669777**

The Zoning Enforcement officers (ZEO) findings are that Area Variances are required for all three lots in this existing 2007 Subdivision:

- LOT 6: ... 1 area variance  
side yard setback = 36' vs 50' req'd
- LOT 7: .... 2 area variances  
front yard setback = 62' vs 100' req'd  
max lot coverage = 22% vs 20% max allowed
- LOT 8: ..... 2 area variances  
front yard setback = 34' vs 100' req'd  
side yard setback = 41' vs 50' req'd

The project does not meet Town Zoning requirements and therefore requires Area Variances from the ZBA.

Said Hearing will be held on Wednesday, **July 19, 2017 at 7:50 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, or any objections to this matter.

By Order of the ZBA,

*Chris Hedges*

Zoning Board of Appeals Secretary  
06/27/2017