



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 17, 2024 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 # 1057 Babinski – 54 Cedar Heights Rd.
Grid# 135089-6271-00-350101

The Zoning Administrator reviewed the application for a fence in the front yard. 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 Area Variance

§125-38(A) - Fences, gates and walls shall as a permitted use not exceed six feet in height when erected in a required side or rear yard nor exceed four feet in height when erected within 50 feet of the front lot line or highway right-of-way.

Required = 4 feet

Proposed = 6 feet

Requested = 2 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