



THE TOWN OF  
RHINEBECK · NEW YORK  
FOUNDED 1686

**ZONING BOARD OF APPEALS**  
**June 17, 2026 6:30 PM**

**6:30 PM -CALL TO ORDER/DETERMINATION OF QUORUM**

- **Confirmation or Modification of Posted Meeting Agenda**
- **Approval of the May 20 Minutes**
- **Correspondence or Announcements**

**I. NEW APPLICATIONS:**

**Case# 1103 Foster Flooring – 3652 Route 9G**  
Grid# 135089-6171-00-907404  
1 Area Variance – Sign sq. footage

**II. PUBLIC HEARINGS: 6:35PM**

**Case# 1099 Michael Brod – 4 Patten Rd.**  
Grid# 135089-6371-00-115080  
2 Area Variances – Front yard setback

**Case# 1100 Charles Freni – 172 Knollwood Rd.**  
Grid# 135089-6270-00-086100  
4 Area Variances – Side Yard setback, Accessory in front of principle structure, Total Aggregate and Number of accessory structures

**Case# 1102 Marie Laure Chandumont (Primrose Bird LLC) – 426 Primrose Hill Rd.**  
Grid# 135089-6268-00-232735  
1 Area Variance – Front yard setback

**Case#1094 Andrew Samuels and Hannah Gottlieb-Graham**  
Grid# 135089-6068-00-891930  
Area Variance for square footage of habitable space

**III. OLD BUSINESS:**

**Case# 1098 Beverly Kane – 38 Mill Rd.**  
Grid# 135089-6169-00-437923  
1 Area Variance – Front yard setback

**IV. ADJOURNMENT**

**INFORMATION FOR FUTURE APPLICANTS**

*The following Meeting of the ZBA will be held on July 15, 2026 at 6:30 PM. The Close of Agenda for new applications to be considered during this Regular Meeting occurs on June 29, 2026 at 2:30 p.m. For requirements, contact the ZBA Secretary, Gretchen Smith, during office hours Monday – Thursday 9:00am - 4:00pm, closed 12:30-1:30 for lunch.*