



THE TOWN OF
RHINEBECK · NEW YORK
FOUNDED 1686

ZONING BOARD OF APPEALS
July 15, 2026 6:00 PM

6:00 PM -CALL TO ORDER/DETERMINATION OF QUORUM

- Confirmation or Modification of Posted Meeting Agenda
- Approval of the June 17 Minutes
- Correspondence or Announcements

I. NEW APPLICATIONS:

Case# 1104 Gabrielle Tenzer – 3 Buttonwood Lane

Grid# 135089-6270-00-399556

1 Area Variance – Fence Height

Case# 1105 Mill Road Preservationists (DeCola Appeal) – 72-152 E. Gate Dr.

Grid# 135089-6069-00-822375

Interpretation Appeal

II. PUBLIC HEARINGS: 6:05PM

Case# 1103 Foster Flooring – 3652 Route 9G

Grid# 135089-6171-00-907404

1 Area Variance – Sign sq. footage

Case#1101 Brookmeade – 46 Brookmeade Dr.

Grid# 135089-6170-00-996215

Appeal of Zoning Administrator issued Notice of Violation

III. OLD BUSINESS:

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

IV. ADJOURNMENT

INFORMATION FOR FUTURE APPLICANTS

The following Meeting of the ZBA will be held on August 19, 2026 at 6:30 PM. The Close of Agenda for new applications to be considered during this Regular Meeting occurs on August 3, 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.