



Zoning Board of Appeals
TOWN OF CLINTON
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**NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
TOWN OF CLINTON**

PLEASE TAKE NOTICE THAT the Zoning Board of Appeals of the Town of Clinton, New York, will hold a public hearing on Wednesday, **August 31, 2022** at 7:30 p.m. or as soon thereafter as it appears on the agenda, at the Main Town Hall Building at 1215 Centre Road Rhinebeck on the request of **Romeobird LLC** on property located at Lake Pleasant Dr, **Tax Grid No. 6268-00-781093**.

The applicant requests the following area variances to Sec. 250 Attachment 2 (Area Bulk Regulations) in order to construct a new single family dwelling on a 1.1-acre lot in the AR5 Zoning District.

Side Yard Setback reduction from 50' to 45.9'
Side Yard setback reduction from 50' to 48.1'
Open Space reduction from 75% to 71.3%

The application for this variance is open to inspection by calling the number listed above or sending an email to pbzba@townofclinton.com

Persons wishing to appear at the hearing may do so in person or by attorney or other representation.

Communications in writing in relation thereto be filed with the Board or at such hearing.