



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 of the Town Law, on the Application of:

Case # 977 Kufner, 71 Strauss Lane, Rhinebeck NY

Grid# 135089-6169-00-696461-0000

The Applicant seeks to add an addition to an existing 805 square foot accessory dwelling unit, which is located above a detached garage. The Applicant seeks to add 530 SF to the second-floor apartment located above the garage, with a 530 SF entrance way/mud room area on the first floor. The total addition will add 1,060 SF to the existing accessory dwelling unit. With the addition, the accessory dwelling unit will be a total of 1,865 SF. The parcel is 6.15 acres and lies within the RC 5 Zoning District.

The findings are that the site plan layout does not meet the Town Zoning code requirement in the areas as follows:

Two Area Variances:

- (1) Accessory Dwelling Square footage. Increase permitted maximum area (900 SF) by 965 SF, for a total of 1,865 SF. This includes the second-floor apartment (1,335 SF), and the first-floor entrance way/mud room (530 SF).
- (2) Rear Yard Setback.
Permitted Rear Yard Setback = 50 feet
Proposed Rear Yard Setback = 36 Feet
Variance = 14 feet
- (3) Total Accessory Structure Square Footage. All roofed structures in the aggregate shall not exceed 1,500 SF of floor area.
Total Square Footage with Addition = 3,906.50
Variance = 2,406.50 SF
- (4) No more than three roofed structures permitted. There are 5 roofed structures.
A Variance is required for the number of structures.

Said Hearing will be held on Wednesday, June 19th, 2018 at 7:45 p.m. in the Town Hall, 80 East Market Street, Rhinebeck, NY 12572. Said hearing may be adjourned from time to time as necessary.

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