



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 #981 Iwasiutyn, 476-482 Route 308, Rhinebeck NY

Grid# 135089-6270-00-385750-0000

The Zoning Administrator reviewed the application for site plan and special use permit for renovation of an existing historical structure. The applicant will convert the existing large barn connected to the cottage into the primary home. The current primary home will be converted into the accessory structure. Given the size of the current primary home, a variance will be needed. The parcel is 8.18 acres and lies within the RC 5 Zoning district and the multiple resource historic district.

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

Section 125-68-E-4 of the Town Code states accessory dwelling units in the RC5 zoning district are limited to 900 square feet. The existing residence being converted to the accessory structure is 1,500 square feet and will require an area variance of 600 square feet.

Said Hearing will be held on Wednesday, June 19th, 2019 at 8:00 p.m. in the Town Hall, 80 East Market Street, Rhinebeck, NY 12572.

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