



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 # 990 Jacob, 11-35 Wall Street, Rhinebeck NY

Grid# 135089-6170-00-244176-0000

The Zoning Administrator reviewed the application to construct a 18' x 26', 468 square foot addition to an existing accessory dwelling. The parcel is 10.56 acres and lies within the RA10 zoning district, the National Landmark District and the Hudson River Historic District.

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

1. § 125-68 (E) (4) – Detached Accessory dwelling unit
Required = Maximum 900 SF of habitable space
Requested = 1,494 SF (Existing Structure = 1,056 SF; Proposed Addition = 438 SF first floor)
Variance = 594 SF
2. § 125-27 (A) (4) – All roof structures in RA10 shall not exceed 1,500 SF or 30 SF per acres in the aggregate (whichever is less restrictive)
Required = 3,168 SF
Requested = 5,020 SF
Variance = 1,852 SF

Said Hearing will be held on Wednesday, November 20th, 2019 at 7:50 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