



## 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-a of the Town Law at the Town of Rhinebeck Town Hall, located at 80 E. Market Street, in the Town of Rhinebeck, New York, on **March 15, 2023 at 7:05 PM.**

All those having an interest in the application will be given an opportunity to be heard at the meeting. The application and supporting information may be examined prior to the Public Hearing by accessing the applications link found on the Zoning Board page or the Town website or by contacting the Zoning Board Secretary for more information.

Zoning Board of Appeals of the Town of Rhinebeck will hold a Public Hearing on the Application of:

**Case # 1037 Maitland – 636 River Rd.  
Grid# 135089-6171-00-213850**

The Zoning Administrator reviewed the application for a building permit to construct a two-story accessory structure. The first floor of the accessory structure will be for storage, garage and a pool house. The second floor of the accessory structure will be a guest cottage or office. The property is in the RA-10 zoning district.

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

Three (3) Area Variances Required:

1. §125-27(A)(2) - no accessory structure shall be set back 75% of the minimum side setback. The RA10 side yard setback is 100 feet, so 75% for accessory structures is 75 feet.

Required = 75 feet

Proposed = 20 feet

Variance Requested = 55 feet

2. §125-27(A)(4) - All roofed or otherwise enclosed accessory structures shall in the aggregate comprise not more floor area than the principal dwelling on the lot or 1,500 square feet, whichever is more restrictive. In the RA10, the aggregate of such structures shall not exceed the general rule of 1,500 square feet or 300 square feet per acre or part thereof of lot or parcel area, whichever is the less restrictive. With a lot size of 1.8 acres, 1,500 square feet is the less restrictive amount.

Required = 1,500 square feet

Proposed = 3,208.75 square feet

Variance Requested = 1,708.75 square feet

3. §125-68(YY)(1) – The maximum gross floor area devoted to the guest cottage shall be 600 square feet.

Required = 600 square feet  
Proposed = 1,270.50 square feet  
Variance Required = 670.50 square feet

4. §125-68(YY)(6) - The guest cottage shall be situated on a lot with not less than the minimum lot area specified for the respective zoning district.

Required = 10 acres  
Proposed = 1.8 acres  
Variance Requested = 8.2 acres

Zoning Board of Appeals, at said time will hear all persons or their agents in support of, or any objections to this matter. Written comments may also be submitted to the Zoning Board of Appeals Secretary at, [zoningclerk@rhinebeckny.gov](mailto:zoningclerk@rhinebeckny.gov)

By Order of the ZBA,  
*Gretchen Smith*  
Zoning Board of Appeals Secretary