



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-a of the Town Law at the **Rhinebeck Town Hall**, located at 80 E. Market Street, in the Town of Rhinebeck, New York, on **April 16, 2025 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 # 1074 Tea Court LLC – 195 River Rd.
Grid# 135089-6070-00-680832**

The Zoning Administrator reviewed the application. The property is situated in the HP-20 Zoning District. The findings are that the site plan layout does not meet the Town Zoning code requirement in the area as follows:

Five Area Variances:

1. Height Variance (North Loop trestle) - §125-27(A) - No such accessory structure shall exceed 20 feet in height in any residential district
Required = 20 feet
Proposed = 29.2 feet
Area Variance Required = 9.3 feet
2. Height Variance (East Loop trestle) - §125-27(A) - No such accessory structure shall exceed 20 feet in height in any residential district
Required = 20 feet
Proposed = 51.6 feet
Area Variance Required = 31.6 feet
3. Aggregate of roofed accessory structure - §125-27(A)(4) - In all zoning districts except HP20 and RA10, all roofed or otherwise enclosed accessory structures, except for agricultural buildings, shall in the aggregate comprise not more floor area than the principal dwelling on the lot or 1,500 square feet, whichever is the more restrictive. Within the HP20 and RA10 Districts 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.
Required = 16,529 square feet [55.096 acres x 300 square feet]
Proposed = 16,731 square feet
Area Variance Requested = 202 square feet

Accessory structures are: service garage (942 SF); pool pavilion - guest cottage (556 SF); tea house guest house (1,148 SF); Glass guest cottage (452 SF); tree house (449 SF); future service garage (2,838 SF); material storage (610 SF); tea house guest house addition (1,340 SF); tea house residence pergola (196 SF); train station (384 SF); car barn and round house (3,710 SF); proposed covered platform (484 SF); proposed G-scale conservatory (1,695 SF)

4. Accessory structure closer to fronting street - Proposed covered platform
Required = 2,918 Feet (distance from principal dwelling to street)
Proposed = 1,078 feet
Area Variance Requested = 1,840 feet
5. Accessory structure closer to fronting street - Proposed G-scale conservatory storage building
Required = 2,918 Feet (distance from principal dwelling to street)
Proposed = 965 feet
Area Variance Requested = 1,953 feet

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

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