



TOWN of RHINEBECK

Zoning Board of Appeals

80 East Market Street, Rhinebeck, NY 12572

Phone: (845) 876-6296 Fax: (845) 876-5885

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:

Greg Schultis & Julia Riggs - Deck Addition, swimming pool & hot tub - 2- 4 Old Rock City Road - Grid#: 6371-00-377613

The proposed improvements are as situated in the front & side yard of property in the RC5 zone. The site plan layout does *not* meet the Town zoning code requirements in several areas as follows:

1. Zoning setbacks in the RC5 zone requires a 100 foot front yard setback. The plan shows a 29 foot setback from the front property line to the house/deck and a 35 foot setback to the proposed pool, the front yard requires both a 71 foot front yard area variance to the house/deck and a 65 foot front yard variance required to the pool and hot tub, *Variances required*, refer to 125-19 and 125-21.
2. The number of Accessory Structures exceeds the allowable, no more than three (3) accessory structures shall be permitted on an individual residential lot. This parcel contains four (4) accessory structures, including: north barn, cottage, south barn and the proposed swimming pool/hot tub. *Variance required*, refer to 125-27 (A) (6)
3. Accessory structures shall in the aggregate comprise not more floor area than either the principal building on the lot or 1,500 sq. ft., whichever is more restrictive. These accessory structures appear to be equivalent to 3,432 sq. ft., and therefore an area *Variance required*, refer to 125-27(A) (4)

Note: Separate Planning Board Approvals may be required.

Said Hearing will be held on the 17th day of February, 2016 at 7.35 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 this matter, or any objections thereto.

By Order of the ZBA,

Margarita Rincon
Zoning Secretary
February 8, 2016