



**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:

**Freddi Weintraub and Mr. Jean-Marie Martin (Bill Brinnier)** - Addition & Alterations to Accessory Structure- New Artist's Studio at 119 Russell Road - Grid#: 6069-00-622851

Request for a building permit for the expansion of an existing accessory structure to provide an Artist's Studio on the property situated in the Rhinecliff, RL5 zoning district within the LWRP. The site plan layout does *not* meet the Town zoning code requirements and as requested a Building Permit cannot be issued until various other Town approvals are obtained as discussed herein.

Zoning Area Variances required from the Zoning Board (ZBA):

1. Zoning setbacks in the RL5 zone requires a 100 foot front yard setback. The plan shows a 47 foot setback from the front property line to the proposed art studio, this requires a 53 foot front yard area variance for the art studio, *Variance required*, refer to 125-19 and 125-21.
2. Zoning setbacks in the RL5 zone requires 50 foot side yard setback. The plan shows a 27 foot setback from the side property line to the proposed art studio, this requires a 23 foot side yard area variance for the art studio; *Variance required*, refer to 125-19 and 125-21.
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 1,900 sq. ft., and therefore an area *Variance required*, refer to 125-27(A) (4)
4. No accessory structure shall project closer to the fronting street than the principal dwelling. The proposed artist's studio is situated entirely in front of the principal dwelling, and as such is closer to the road than the dwelling. *Variance required*, refer to 125-27 (A)(3)
5. The Lot size in acres is non-conforming; 5 acres required in the RL5 zone, and 2.0 acres actually provided, *Variance required*, refer to 125-15 and 125-19
6. The home occupation (studio in detached structure) shall occupy no more than 500 square feet of gross floor area or 25% of the gross floor area of the dwelling (more restrictive), proposed is = 800 sf. *Variance required*, refer to 125-42-C & 125-68 & 125-135.

**Note:** Separate Planning Board Approvals are also required for this project:

Said Hearing will be held on the 17th day of February, 2016 at 7.45 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