



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:

Corinna Parker (M. Graminski) -123 Daisy Lane- Construction of a Detached Accessory Dwelling - Grid#: 6371-00-741635 - Case # 917.

Zoning setbacks in the RC5 zone requires a 100 foot front yard setback. The plan shows a proposed 77 foot setback from the front property line to the front of the proposed accessory dwelling, this front yard setback requires a 23 foot front yard area variance, Refer to 125-19 & 125-21.

1. Zoning setbacks in the RC5 zone requires a 25 foot front yard setback to the parking area, and plan shows a 2 foot setback to the property line, this yard requires a 23 foot area variance, Refer to 125-19 and 125-2.
2. Accessory Structures limits a residential property to only one private garage, with this application there appear to be two garages (applicant confirm) with one proposed in the accessory structure, and one garage existing in the primary residence. Variance required, limit of 1, refer to 125-27 A (6).
3. Accessory structure cannot project closer to the fronting street than the principal dwelling. As the principal dwelling is situated at an angle, front being 76 feet (sw cor) and 82 feet (nw cor) relative to the front property line, as such the front plane of the front of residence projected forward, then places the proposed accessory dwelling closer to the roadway than the principal dwelling ...Variance, refer to 125-27 A (3).
4. All roofed Accessory Structures shall in the aggregate comprise not more than 1,500 square feet of floor area; The structures on this parcel total about 2,165 sq. ft. Variance required for a change of about 665 sq. ft. over that allowed, Refer to 125-27 A. (4).
Note project also requires Planning Board Approval

Said Hearing will be held on the 2nd day of March, 2016 at 8.15 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 Board of Appeals Secretary
24 February. 2016