



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:

Thomas and Valerie Wolzien (Jordan Valdina) - Addition & Alterations to Principal Dwelling-- Demo existing Studio/Garage – Build New Studio/Garage – Porte Cochere at 447 Rhinecliff Road - Grid#: 6070-18-406046 – Case # 914.

The Rhinecliff Road property is situated in the RM1 zoning district, the Rc-O Rhinecliff Overlay dist., the Local waterfront – Coastal zone, LWRP within 1000 feet of the Hudson River, the Towns Landmark Historic District, and is adjacent to the Rhinecliff Train Station. Finding is that the site plan layout does *not* meet the Town zoning code requirements and as submitted a Building Permit cannot be issued until various other Town approvals are obtained.

1. The principal dwelling structure gross square footage allowed is = 2,300 sq. ft., proposed gross sq. ft. = 3,589 sq. ft. *Variance required*, refer to 125-69 C (7)
2. The bulk regulations allow for the maximum lot coverage to be = 10%, the current existing coverage = 12.3% and with the additions the proposed lot coverage = 16.8% *Variance required*, refer to 125-21
3. The accessory structures exceed the total square feet floor area equaling = 1,476 sq. ft., where a maximum of up to 650 sq. ft. is allowed per the code, *Variance required*, refer to 125-69 C. (5)
4. No accessory structure shall exceed 20 feet in height, Proposed = 24 ft., four foot height *Variance required*, refer to 125-27 A (1)

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

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