



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:

Irving, Elizabeth Sloan (Nevien Sidarus) -19 E. Cedar Lane - Application for an Addition to House - Grid #: 6370-02-610716 – Case #918.

A building permit application for the construction of an addition to the house located in a RC5 zone has been reviewed. The application does not meet several of our Town zoning laws including setbacks and area & bulk regulations as follows:

1. The subject property is a pre-existing non-conforming lot size, at 1.0 acre in a 5 acre zone, and as such will require an area variance.
Reference Zoning Chapter 125; sect. 125-15, 125-19, 125-21
2. Zoning setbacks in the RC5 zone requires a 50 foot *side yard* setback, and the plan shows a proposed 33 foot setback from the proposed addition to the side yard property line, this yard requires a 17 foot area variance.
Reference 125-21.

Said Hearing will be held on the 16th day of March 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
March 7, 2016