



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:

Alex Chapple – 56 -58 Fox Hollow Rd - Application for In-ground Swimming Pool, Hot Tub, Pool house, Emergency generator, in the southwest portion of Rhinebeck.
Parcel #: 6169-00-405010 – Case #920.

Application and plan for the installation of an in-ground swimming pool, installation of a hot tub, the construction of a pool house enclosure, the installation of an emergency generator on property located in a RA10 zone have been reviewed. The application does not meet a number of our Town zoning laws including setbacks and area & bulk regulations as follows:

1. Zoning setbacks in the RA10 zone requires a 150 foot *front yard setback* along the fronting street, Fox Hollow Road, this proposal included variations as follows:
 - a. Main House w/28 foot setback, 122 foot vary required
 - b. Cottage w/110 foot setback, 40 foot vary required
 - c. Pool House w/100 foot setback, 50 foot vary required
 - d. Emer. Generator w/130 foot setback, 20 foot vary required

Variances required for all four, Reference 125-21
2. The Zoning setbacks in the RA10 zone requires a 100 foot *side yard setback* this proposal included variations as follows:
 - a. Cottage w/1.5 foot setback, 98.5 foot vary required
 - b. Pool House w/82 foot setback, 18 foot vary required
 - c. Emer. Generator w/83 foot setback, 17 foot vary required

Variances required for all three, Reference 125-21
3. The subject property is a pre-existing non-conforming lot size, at 3.3 acres in a 10 acre zone [RA10], and as such will *require an area Variance*.
Reference Zoning Chapter 125; sections, 125-15, 125-19, 125-21

4. Roofed Accessory structures shall in the aggregate comprise not more floor area than either the principal dwelling on the lot or 1,500 sq. ft., whichever is more restrictive. These accessory structures appear to be equivalent to 2,406 sq. ft., and therefore, *Variance required*, for 906 sq. ft. Reference 125-27(A) (4)
5. No such accessory structure shall be set back less than 20 feet from any lot line. *Variance required*, for the pre-existing Cottage, Refer to 125-27 A (2).
6. All Accessory structures shall in the aggregate not occupy more than 20% of the required yard area, nor, with roofed structures occupy more than 1,000 square feet of any required yard. The total accessory structures within the yards equal 4,540 sf., with 1,000 sf. allowed, requiring a variance of 3,540 sf. and therefore, *Variance required*. Reference 125-27(A) (5)

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

Said Hearing will be held on the 6th day of April 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 18, 2016