



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:

Keith G. Arndt - Application for demolishing several buildings, and constructing a new Shed, and a new Barn - 6 Long Dock Road - Parcel #: 6070-04-602296. Case # 922.

Application and plan for the demolition of several buildings, construction a new roof on the Well House, building a new storage shed, construction of a new barn, in a property being located in a HP20 zone, as well as the Rhinecliff Overlay District has been reviewed. The application does not meet a number of Town zoning laws including setbacks and area & bulk regulations as follows:

1. Zoning setbacks in the HP20 zone requires a 200 foot front yard setback along the fronting streets, Rhinecliff Road and Long Dock Road. Several structures do not meet the front yard setback, with the closest 2 structures including the well house at 34 feet and the principal dwelling at 43 feet. *Variance required.* Reference 125-21
2. The Zoning setbacks in the HP20 zone requires a 100 foot rear yard setback. The proposed Barn is situated 47 feet to the rear property line. *Variance required.* Reference 125-21
3. The subject property is a pre-existing non-conforming lot size, at 5.69 acres in a 20 acre zone [HP20]. *Variance required.* 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 3,042 sq. ft. *Variance required* for 1542 sq. ft. Reference 125-27(A) (4)
5. 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 1707 sf., within the required front yard, and 1088 sf within the required rear yard. *Variance required.* Reference 125-27(A) (5)

6. The number of Accessory Structures exceeds the allowable. Code allows no more than three (3) accessory structures on an individual residential lot. This parcel contains six (6) accessory structures. *Variance required*, Reference 125-27 (A) (6)
7. No such (accessory) structure shall project closer to the fronting street than the principal building on the lot. The well house is closer, the property has frontage on two roads [Long Dock & Rhinecliff Road] *Variance required* Reference 125-27 (A) (3)
8. Minimum parking setbacks in the HP20 zone include a min. parking setback of 100 feet from the front property line. This parking area is 56 ft. setback, *Variance required* for the 44 ft. Refer to 125-21, bulk regs.

Said Hearing will be held on Wednesday, May 4, 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
April 25, 2016