



**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:

**Noel Raskin & Deborah Axelrod (G. Fateyev) -36 Wyndclyffe Court - Application for reconstruction of garage, addition to the main dwelling, deck addition, in-grd. pool and pool house, and a shed with an emergency generator. Grid #: 6068-00-777764 – Case # 921.**

Application for the removal and reconstruction of a slightly larger garage, an addition to the main dwelling, a deck addition, add a pool and pool house and a shed with an emergency generator have been reviewed. The property is along the Hudson on Wyndclyffe Court, along Mill Rd (CR 85) which is also a Scenic Road and is in the LWRP, as well as the HP20 zone. 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 HP20 zone requires a 200 foot front yard setback along the fronting street. *Variiances* required for five (5) structure setbacks, (125-21)
2. The Zoning setbacks in the HP20 zone requires a 150 foot side yard setback: *Variiances* required for nine (9) side yard setbacks, (125-21)
3. The subject property is a pre-existing non-conforming lot size, density at 2.5 acres in a 20 acre zone [HP20]. *Variance*, (125-15, 125-19, 125-21)
4. The number of Accessory Structures exceeds the allowable; Code allows no more than three (3) accessory structures shall be permitted on an individual residential lot. This parcel contains four (4) accessory structures, including the proposed structures *Variance required* for one (1) additional, 125-27 (A) (6).
5. The overall lot coverage shall not exceed 5%, This proposal coverage is equivalent to 7.1%. *Variance*, (125-21)
6. Minimum Lot width in the HP20 is required to be 500 ft., this lot is 288 feet, variance required. *Variance*, (125-21)
7. Minimum Lot frontage in the HP20 is required to be 500 ft., this lot is 310 ft., = to 190 foot. *Variance* (125-21)
8. 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 equal to 1,436 sq. ft. *Variance*, (125-27(A) (5))

9. No such (accessory) structure shall project closer to the fronting street than the principal building on the lot. The garage is situated closer to the street than the house, *Variance*, (125-27A (3))

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

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