



**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:

**Paul Antonell & Sandra Williams - 70 Upper Hook Road -The Clubhouse-**  
Parcel #: 6171-00-246858 – Case #924

Application for the renovation of the old barn into four bedrooms, 2 baths with office & storage space, as an associated use with Music Studio on the site, property located in a RA10 zone has 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. The main house is setback at 60 feet. *Variance required, (125-21)*
2. Zoning setbacks in the RA10 zone requires a 100 foot side yard setback. The music studio and the clubhouse barn are situated closer to the property line. *Variances required, (125-21)*
3. The subject property is a pre-existing non-conforming lot size, at 6.4 acres in a 10 acre zone [RA10], and as such will *require an area Variance, (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 equal to 2,830 sq. ft. *Variance required, (125-27(A) (4))*
5. No such accessory structure shall exceed 20 feet in height in any residential district. *Variance required, (125-27 (A) (1))*
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. *Variance required, (125-27(A) (5))*

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

Said Hearing will be held on the 20th 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  
April 12, 2016