



**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:

**Hoskinson-Fischer Case 948 595 S. Mill Road**  
Grid# 135089-6068-00-897809 & 956811

The Zoning Enforcement Officer reviewed the application to convert an existing garage to a principal dwelling. The proposed improvements are as situated in the front yard at the southwesterly corner your property at the 595 So. Mill Road, and the property is situated in the RA10 zone.

Our Finding is that the site plan layout does not meet the Town Zoning code requirements in several areas as follows:

1. Zoning setbacks in the RA10 zone requires a 150 foot front yard setback. The plan shows a proposed 70 foot setback from the front property line to the front of the proposed principal dwelling, this front yard setback requires an 80 foot front yard area variance, Refer to sections 125-19 & 125-21.
2. Zoning setbacks in the RA10 zone requires a 100 foot side yard setback to the principal dwelling, and the plan shows a 70 foot setback to the property line, this yard requires a 30 foot side yard area variance, Refer to sections 125-19 and 125-21

Said Hearing will be held on Wednesday, May 17, 2017 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,

Chris Hedges  
Zoning Secretary