

Village of Rhinebeck
76 East Market Street
Rhinebeck New York 12572

Village of Rhinebeck Zoning Board of Appeals Minutes

March 17, 2016

Beginning at 7:00 p.m.

Present: Chairman Colton Johnson, Rachel Cavell, Allan DeKrey, Ward Stanley and Alternate Brant Nueneker.

Absent: Larry Garrick.

Agenda:

Chairman Colton Johnson opened the meeting at 7:00 p.m.

James Clarke
6522 Springbrook Ave.

Area Variance
Front yard setback

Architect Warren Smith appeared before the Board representing James Clarke. Mr. Smith explained that that the applicant is proposing to build a two-family dwelling on the newly subdivided lot in the Medical District. The district requires a maximum of 25 feet setback from the front property line. He is proposing to maintain a consistent setback with the adjacent properties at 58.75 feet from the front property lines.

A discussion was held regarding a note in the Zoning Code that refers to the front yard setback that states: *Notwithstanding the setback provisions established above, structures in the Residential District may be built anywhere within the setbacks of the two adjacent structures on the same side of the street. Corner lots may use the setback of the adjacent lot on each side as the average.* Although this refers to the Residential District, the Board felt that it was appropriate for the Medical District as all of the structures in this small district are farther setback than the requirement and this proposal is consistent with the two adjacent properties.

Rachel Cavell said she was glad to see the architectural style will be in keeping with the historic character of the Village.

A motion was made by Colton Johnson, seconded by Brant Nueneker, to open the hearing for public comment.

Aye: 5 Nay: 0 Abstained: 0 The motion was carried by a 5 to 0 vote.

There was no public comment.

A motion was made by Colton Johnson, seconded by Ward Stanley, to close the hearing from public comment.

Aye: 5 Nay: 0 Abstained: 0 The motion was carried by a 5 to 0 vote.

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(James Clarke, continued)**

A motion was made by Ward Stanley, seconded by Rachel Cavell, to approve the requested variance for maximum front yard setback from required 25 feet to 58.75 feet from the front property line to James Clarke located at 6522 Springbrook Ave.

Findings: It is an aesthetic improvement to have the buildings at the same setback, making them harmonious with the other properties. The proposed structure lines up with the buildings on the adjacent properties. It is near the hospital entrance and a deeper setback creates a little green space and will help with noise from Rte. 9. There is plenty of room for parking in the rear. Architectural style is conducive to it's location on the property. The hardship is not self created as the other adjacent structures are also farther set back than the requirement.

Aye: 5 Nay: 0 Abstained: 0 The motion was carried by a 5 to 0 vote.

Call for Adjournment:

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Karen Macfarlane, Clerk