

Village of Rhinebeck
76 East Market Street
Rhinebeck, New York 12572

Village of Rhinebeck Zoning Board of Appeals Minutes (draft)

March 21, 2019

Beginning: 7:00PM

Present: Chairman Colton Johnson, Joshua Pulver, Christopher Tavener, Rachel Cavell, ZEO -John Fenton

Absent: Judy Merritt

Agenda

Public Hearing

Eric and Pina Lynch

12 Oak Street

Rhinebeck, NY 12572

Request: 1) Area Variance – (1) Side-Yard Variance – Proposed 16' x 32' addition to extend the rear of the house.

Discussion:

Addition: Variance requested: 7 ft. 9 inches

Mr. Lynch represented himself at the Zoning Board of Appeals meeting. He has returned with amended plans for review by the board. Mr. Lynch described his plans for the board, stating that the bump out currently on his house will be removed and the addition will extend from the main two story house. The Southwest corner is 1ft 9inches and will be increasing to 2 foot 3inches approximately following the plane of the house. Original variance request was for 9ft. for proposed structure. Distance between Mr. Lynch's house and neighboring house will increase. Mr. John Fenton stated that Mr. Lynch has cut back the structure from 9ft to 7ft. 9inches. Mr. Lynch displayed pictures of neighbors fence/ and daylight sun movement. Mr. Lynch presented a picture to the board of neighboring house to demonstrate depth and positioning of existing structures. The addition will come to the end of neighbor's deck, it will be one story. Incline will be from South to getting higher at North end. Discussion of neighbor's property line through alley was stated. ZBA asked for clarity of a discrepancy of numbers that were represented on plan.

A motion was made by Rachel Cavell and seconded by Joshua Pulver to open the Public Hearing at 7:13pm.

Aye: 4 Nay: 0 Abstained: 0 The motion was carried by a 4 to 0 vote.

A member of the public, Michael Ghee 15 Oak Street, Rhinebeck NY was present. Mr. Ghee expressed positive feedback in favor of the project. An overview of the history of neighbor's property was briefly discussed.

A motion was made by Joshua Pulver and seconded by Rachel Cavell to close the Public Hearing at 7:18pm.

Aye: 4 Nay:0 Abstained: 0 The motions carried by a 4 to 0 vote.

Christopher Tavener questioned the drainage that will still need to be addressed. Mr. Lynch will be presenting that matter to the Village of Rhinebeck Planning Board.

A motion was made by Rachel Cavell and seconded by Christopher Tavener to approve the variance at the South side of the Lynch property, at 12 Oak Street. Variance to approve the intensification of a non-conforming side yard encroachment in relief of 7ft. 9 inches. The ZBA finds that this project meets requirements to be granted a variance. Variance granted under the condition that the Planning Board be advised to review drainage impact.

Aye: 4 Nay: 0 Abstained: 0 The motion was carried by a 4 to 0 vote.

Other Discussion

ZEO John Fenton briefly discussed agenda items that may be presented to the ZBA during the upcoming months. The board discussed issues of zoning amendments, short term rentals and parking in village. The ZBA will need to contact John Fenton for the most recent updated changes to the Village of Rhinebeck code. The most current amended codes will be printed out for the ZBA. Books with updated code have been printed at a very minimal number.

A motion to adjourn the meeting was made by Joshua Pulver and seconded by Christopher Tavener.

Aye: 4 Nay: 0 Abstained: 0 The Motion was carried by a 4 to 0 vote.

Meeting adjourned 7:41pm

Respectfully Submitted,

Larissa DeLango