



Zoning Board of Appeals
TOWN OF CLINTON
1215 Centre road
Rhinebeck, NY 12572
(845) 266-5704 X115 (845) 266-5748 – Fax
Email: Arlene Campbell, PBZBA Clerk
pbzba@townofclinton.com

**NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
TOWN OF CLINTON**

PLEASE TAKE NOTICE THAT the Zoning Board of Appeals of the Town of Clinton, New York, will hold a continuance of the public hearing on **Thursday, December 1, 2022** at 7:30 p.m. or as soon thereafter as it appears on the agenda, at the Masonic Hall Building of Clinton Town Hall on the request of **MTS Realty LLC** on property located at 505 Hollow Road, **Tax Grid No. 6366-00-284983**. The property is in the AR3 Zoning District.

The applicant requests the following area variances to Sec. 250.84 and Sec. 250 Attachment 2 (Area Bulk and Regulations) in order to put an addition and increase the number of bedrooms from two to six and to build an inground pool.

Front Yard setback reduction from 100' to 17' – Front Porch
Rear Yard setback reduction from 75' to 68' – Covered Patio
Side Yard Setback reduction from 50' to 47'6" – Covered Patio
Lot coverage from 7% to 10.4% - Addition
Rear Yard setback reduction from 75' to 46'08" – Pool
Side yard setback reduction from 50' to 24'63" – Pool
Lot coverage from 7% to 19% - with the pool (may not be built till later)

The application for this variance is open to inspection by calling the number listed above or sending an email to pbzba@townofclinton.com

Persons wishing to appear at the hearing may do so in person or by attorney or other representation.

Communications in writing in relation thereto be filed with the Board or at such hearing.