

Town of Pound Ridge

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Zoning Board of Appeals

POUND RIDGE ZONING BOARD OF APPEALS

Meeting of Wednesday, February 3, 2016 (*Rescheduled from January 27, 2016*)

Please be advised that on Wednesday, February 3, 2016 at 7:00 p.m., the Pound Ridge Zoning Board of Appeals will conduct a public hearing on the following applications:

GEORGE GOUIN and CORY ANN BOYD, 3 London Road, Pound Ridge, NY, also known as Block 9031, Lot 134. Application for approval to construct a covered front entry that would be located 26.08' from the front property line, and a two-car attached garage located 32.94' from the front property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 60' front yard setback is required in an R-2A zoning district. Therefore, the front covered entry requires a variance of 33.92', and the proposed garage requires a 27.06' front yard variance.

DANIEL ROSENTHAL, 384 Pine Brook Road, Bedford, NY, also known as Block 9317, Lot 65.2. Application for approval to construct a tennis that would be located 35' from the side property line. According to Section 113-36 of the Code of the Town of Pound Ridge, tennis courts are required to be set back 50' from all property lines. Therefore, a 15' side yard variance is required.

ROBERT DELL ANGELO, 7 Salem Road, Pound Ridge, NY, also known as Block 9820, Lot 38. Application for approval to install a generator and propane tank that would be located 32' from the side property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 50' side yard setback is required in an R-2A zoning district. Therefore, both the generator and propane tank require a side yard variance of 18'.

JOHN and ALLISON RYAN, 270 Westchester Ave., Pound Ridge, NY, also known as Block 9816, Lot 52. Application for approval to construct an accessory apartment in an existing accessory building that exceeds the allowable footage by 140 square feet. According to Section 113-39 "Accessory apartments" of the Code of the Town of Pound Ridge, Section A (6) states: "The size of an "accessory apartment" must not exceed 30% of the "gross floor area", exclusive of unfinished basement, attic and garage, of the principal residence. Therefore, a variance is required.

Plans are available for review in the Zoning Office. The meeting will be conducted at the Pound Ridge Town House, 179 Westchester Avenue at 7:00 p.m. All interested parties may then be heard.

Respectfully submitted,
Karen B. Taft, Administrator