



TOWN OF POUND RIDGE ZONING BOARD OF APPEALS

Wednesday, September 18, 2024 at 7:00 pm

Adoption of Minutes from April 17 & May 15, 2024

Fredrycca Cerussi-Muntz, 87 Cross Pond Road, Pound Ridge, NY, also known as Block 10263, Lot 30, Zone R-2A. The application for approval to legalize 3 existing sheds constructed within the front and side yard setbacks is disapproved on the following grounds: Section 113-37 of the Code of the Town of Pound Ridge requires a 60' front yard setback and a 50' side yard setback for all structures. The 10' by 15' shed is located 25' from the front property line, requiring a 35' front yard variance. The 10' by 12' shed is located 16.5' from the front property line, requiring a 43.6' variance. The 4' by 8' wood shed is located 18' from the side property line, requiring a 32' side yard variance. It should be noted that the wood shed lies entirely within a 50' right of way.