



TOWN OF POUND RIDGE ZONING BOARD OF APPEALS

Wednesday, January 15, 2025 at 7:00 pm

Adoption of Minutes from November 20, 2024

Richard Rubino, 245 Upper Shad Road, Pound Ridge, NY 10576, also known as Block 9317, Lot 83, Zone R-3A. The application for approval to construct a two-car, one-story garage located 12 feet from the front property line is disapproved on the following grounds: Section 113-37 of the Code of the Town of Pound Ridge requires a 60-foot front yard setback. The proposed structure will require a 48-foot front yard variance.

Frederick Wake, 317 Stone Hill Road, Pound Ridge, NY 10576, also known as Block 10047, Lot 6.2, Zone R-3A. The application for approval to construct a two-story, wood-frame storage barn and garage measuring 34 feet 9 inches by 34 feet 9 inches, with a second-floor deck measuring 10 feet by 20 feet, located 19 feet from the side property line, is disapproved on the following grounds: Section 113-37 of the Code of the Town of Pound Ridge requires a 50-foot side yard setback. The proposed project is located 19 feet from the side yard line. In order for this project to move forward, a 31-foot variance will be required.

Regina Berryman, 10 Ebenezer Lane, Pound Ridge, NY 10576, also known as Block 10263, Lot 69, Zone R-3A. The application for approval to install fencing that will enclose approximately 1.85 acres of the 2.571-acre property is disapproved on the following grounds: Section 113-38(3) of the Code of the Town of Pound Ridge states that, except for dry stone walls, open horizontal board farm fencing, or post and rail fencing, fences may not enclose more than 50% or a maximum of two acres, whichever is less, on any property zoned R-2A or higher. In order for this application to move forward, a variance will be required. It should be noted that if any portion of the enclosure includes a wire component, additional variances will be required.