



## **TOWN OF POUND RIDGE ZONING BOARD OF APPEALS**

**Wednesday, April 16, 2025 at 7:00 pm**

### **Adoption of Minutes from March 19, 2025**

**Gregory P. Brooks**, 15 Bishop Park Road, Pound Ridge, NY 10576, also known as Block 10269, Lot 5, Zone R-3A. An application for approval to construct a 15' by 17' one-story addition to the existing single-family residence, located 40' from the front property line, 35' from the side property line, and 26' from the rear property line. Additionally, there is a proposed 12' by 16' one-story, non-inhabitable shed to be located 3' from the rear property line and 10' from the side property line. This application is disapproved on the following grounds: Section 113-37 of the Code of the Town of Pound Ridge requires a front yard setback of 60', a side yard setback of 50', and a 75' rear yard setback. In order for this application to move forward, the addition will require a 20' front yard, a 15' side yard, and a 49' rear 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 34'9" by 34'9" with a second-floor deck 10' by 20' located 19' 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' side yard setback, the proposed project is located 19' from the side yard line. In order for this project to move forward, a 31' variance will be required.