

**POUND RIDGE ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

Please be advised that on Wednesday, May 18, 2011, the Pound Ridge Zoning Board of Appeals will conduct a public hearing on the following applications:

ANTHONY AND MEI WONG, 103 Millertown Road, Bedford, NY, also known as Block 9816, Lot 55. Application for approval to reduce the size of an existing nonconforming lot in an R-3A zoning district to transfer property to an adjacent property owner. Section 113-13 of the Zoning Code of the Town of Pound Ridge requires that all newly created lots conform to the provisions of the Town Code. In this application, the existing lot is already nonconforming so this subdivision would increase that nonconformity.

TAYLOR AND AARON TAYLOR, 82 Old Stone Hill Road, Pound Ridge, NY, also known as Block 10047, Lot 25.1. Application for approval to construct a garage that would be located 7' from the front property line. According to Section 113-37 of the Zoning Code of the Town of Pound Ridge, a 60' front yard setback is required in an R-3A zoning district. Therefore, a 53' front yard variance is requested. It is noted that the existing dwelling is legal nonconforming.

The meeting will be conducted at the Town House at 179 Westchester Avenue at 7:30 p.m. All interested parties may then be heard.

Respectfully submitted,
Karen B. Taft, Administrator, ZBA