

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

Please be advised that on Wednesday, March 21, 2012, the Pound Ridge Zoning Board of Appeals will conduct a public hearing on the following applications:

**POUND RIDGE LIONS AMBULANCE CORP.**, P. O. Box 237, Pound Ridge, NY, 10576, for property located at 89 Westchester Avenue, Pound Ridge, NY, 10576, also known as Block 9454, Lot 36. Application for approval to construct a gazebo that would be located 10 feet from the front property line. According to Section 113-37 of the Zoning Code of the Town of Pound Ridge, a 60 foot front yard setback is required in an R-2A zoning district. Therefore, a 50 foot front yard variance is requested.

**MARK FEELEY**, 128 Brook Farm Road East, Bedford, NY, 10506, also known as Block 9816, Lot 122. Application for approval to obtain a Certificate of Occupancy for a one story addition to an existing residence that, according to the as-built survey, indicates that the new addition is 48.9' from the side property line. According to Section 113-37 of the Zoning Code of the Town of Pound Ridge, a 50' side yard setback is required in an R-3A zoning district. Therefore, a 1.1' side yard variance is requested.

**ADJOURNED PUBLIC HEARING:**

**POUND RIDGE HOLDINGS TRUST LLC (Kenneth and Jill Iscol)**, 63 Lyndel Rd., Pound Ridge, NY, 10576, also known as Block 10047, Lot 43.9. Application to construct a second accessory apartment on the property that is located in an R-3A zoning district. According to Section 113-39A(3), one accessory apartment is allowed per lot.

**CONTINUED PUBLIC HEARING:**

**HARVEY AND RUTH MILLER**, 150 Old Stone Hill Road, Pound Ridge, NY, also known as Block 10047, Lots 38 & 114. Status report from the applicant regarding an application for the following variances: Application to maintain existing solid board fence within the property's front yard that is 6' in height. According to Section 113-38 of the Zoning Code of the Town of Pound Ridge, fences and walls in the front yard shall not exceed four feet in height. Therefore, a 2' height variance is requested. Application to maintain solid board fence on stone wall on either side of pillars and around northern side property boundary that is 7 feet in height. According to Section 113-38 of the Zoning Code of the Town of Pound Ridge, fences and walls in the front yard shall not exceed four feet in height and shall not exceed 6' in height in side yards. Therefore, a 3' height variance for the front yard, and a 1' height variance for the side yard are requested. Application to maintain existing pillars within the front yard and a portion of the side yard that are 2.5 feet wide, 7 feet high and 15 feet separation distance and gate that is 7 feet high. According to Section 113-38 of the Zoning Code of the Town of Pound Ridge, pillars and gates up to 2 feet wide and extending to a maximum height of six feet shall be permitted. The overall height of a gate may be no higher than five feet. Pillars, gates or other barriers shall not be placed any closer than 16 feet apart. Therefore, a 6" width variance, 1' height variance, 1' width variance for the

separation distance of the pillars and a 2' height variance for the gate are requested. Application to maintain existing generator and accessory enclosure that is 14'5" within the southern side yard setback and 57'7" from the front property line. According to Section 113-37 of the Zoning Code of the Town of Pound Ridge, accessory structures are required to be 50 feet from the side property line and 60' from the front property line. Therefore, a 35'7" side yard variance and a 2'5" front yard variance are requested.

In addition, the applicant is requesting approval to reduce the height of the existing 8' high black chain link fence that is located within 8 feet of the south side property line to 6'. According to Section 113-38 of the Zoning Code of the Town of Pound Ridge, chain link fences are prohibited within 30' of a property line. Therefore, a 22' side yard variance is requested.

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