

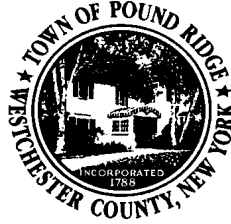
Town of Pound Ridge

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Zoning Board of Appeals

POUND RIDGE ZONING BOARD OF APPEALS Meeting of Wednesday, April 15, 2015

Please be advised that on Wednesday, April 15, 2015 at 7:30 p.m., the Pound Ridge Zoning Board of Appeals will conduct a public hearing on the following applications:

POUND RIDGE LAND CONSERVANCY, INC., The Richards Preserve, Honey Hollow Road, Pound Ridge, NY, also known as Block 10255, Lot 4. Application for approval to construct a trail kiosk structure that would be located 35' from the front property line. According to Section 113-37 of the Code of the Town of Pound Ridge, a 60' front property line is required in an R-3A zoning district. Therefore, a 25' front yard variance is requested.

TIMOTHY & MARIA WALSH, 50 Upper Shad Road, Pound Ridge, NY, also known as Block 9320, Lot 71. Application for approval to construct a garage and exercise room on the premises that would be located 20' from the side property line. Section 113-37 of the Code of the Town of Pound Ridge requires a side yard setback of 50' in an R-2A zoning district. Therefore, a variance of 30' is requested. This application supersedes the previous approval granted on February 18, 2015, as the proposed garage has been relocated. Planning Board and Water Control Commission approval is also required.

TIMOTHY & MARIA WALSH, 50 Upper Shad Road, Pound Ridge, NY, also known as Block 9320, Lot 71. Application for approval to legalize the following three existing conditions:

1. The yurt structure and deck platform located 8' from the side property line
2. The generator located 5' from the side property line
3. The freestanding sauna structure located 9' from the side property line

Section 113-37 of the Code of the Town of Pound Ridge requires a side yard setback of 50' in an R-2A zoning district. The following variances are required in order to legalize the existing conditions:

1. The yurt structure and deck platform will require a 42' side yard variance
2. The generator will require a 45' side yard variance
3. The freestanding sauna structure will require a 41' side yard variance

Plans are available for review in the Zoning Office. The meeting will be conducted at the Pound Ridge Town House, 179 Westchester Avenue at 7:30 p.m. All interested parties may then be heard.

Respectfully submitted,
Karen B. Taft, Administrator