

POUND RIDGE ZONING BOARD OF APPEALS

Wednesday, March 16, 2022 at 7:00 pm

In Person at 179 Westchester Ave. & via Zoom Meeting:

<https://us02web.zoom.us/j/83027969778?pwd=MEVzaytVMUVQNlUxkaCtKeUVnd2Vsdz09>

Dial In: 929 205 6099

Meeting ID: 830 2796 9778

Adoption of Minutes from the meeting of February 16, 2022

Russell Tunick, 1 Sherwood Road, Pound Ridge, NY, also known as Block 9031, Lot 99, Zone R2-A. The application for approval to construct a wood frame deck addition and alteration to the existing single-family residence, located 30' from the rear property line, is disapproved on the following grounds:

Section 113-37 of the Code of the Town of Pound Ridge requires a 50' rear-yard setback. In order for this application to move forward a 20' variance will be required. In addition to this variance, a Wetland Permit will be required.

Marc Vandenhoeck, Michele Rudolph, 75 Old Mill River Road, Pound Ridge, NY, also known as Block 9824, Lot 36.4, Zone R3-A. Application for approval to construct a new detached accessory residence 40' from the side yard property line with an increase of 80 square feet in total maximum allowable square footage is disapproved on the following grounds:

Section 113-37 of the Code of the Town of Pound Ridge requires a 50' side yard setback. Section 113-39 A (5) of the Code of the Town of Pound Ridge requires the minimum size of an "accessory apartment" whether located within a principal residence or in an "accessory building" shall be 300 square feet. In no case shall it exceed 1,200 square feet. Section 113-39 C (1) of the Code of the Town of Pound Ridge requires that – Any "accessory building" which is proposed for use as an "accessory apartment" shall comply in all respects with all applicable building codes and setback standards for the "district" in which it is located. In order for this application to move forward, it will require relief from 113-39 C (1) and a 10' side yard variance. In addition to the above variances, a Planning Board Approval will be required.