

POUND RIDGE ZONING BOARD OF APPEALS

Wednesday, October 18, 2023 at 7:00 pm

Adoption of Minutes from September 20, 2023

Arthur Clark, 196 Westchester Ave., Pound Ridge, NY, also known as Block 9818, Lot 15.4, Zone R-2A. The application for approval to construct an addition to the existing single-family residence 42' 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' side yard setback. In order for this application to proceed, an 8' side yard variance will be required.

Jan Gajdos, 515 Long Ridge Road, Pound Ridge, NY, also known as Block 9317, Lot 63, Zone R-3A. The application for approval to convert the existing nonconforming, single-family residence to an accessory apartment is disapproved on the following grounds: Section 113-30(C)(1) of the Code of the Town of Pound Ridge requires "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". The proposed accessory apartment is located on a 2-acre parcel located in a 3-acre zone; relief from this section will be required. Section 113-39(C)(2) requires "accessory apartments" are permitted in accessory structures existing as of January 1, 2023, providing the accessory use is maintained within the "accessory building" with the apartment and providing both the apartment and the "accessory building" are in conformance with all applicable health codes, zoning codes, fire codes and this chapter." The proposed accessory structure does not meet the required 60' front yard setback from Long Ridge Road and Pine Brook Road; relief from this section will be required.