



TOWN OF POUND RIDGE ZONING BOARD OF APPEALS

Wednesday, February 21, 2024 at 7:00 pm

Adoption of Minutes from December 20, 2023

Pete & Melissa Welch, 264 Salem Rd, Pound Ridge, NY, also known as Block 10047, Lot 67.1, Zone R-2A. The application for approval to install a 10' by 10' prefabricated shed 2' from the side 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 move forward a 48' side yard variance will be required.

Peter & Isabel Spoehr, 149 Old Stone Hill Rd, Pound Ridge, NY, also known as Block 9817, Lot 55, Zone R-2A. The application for approval to install a generator 11.5' from the side 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 move forward, a 38.5' side yard variance will be required.

Jonathan & Carol Lieber, 50 Old Corner Rd, Pound Ridge, NY, also known as Block 9452, Lot 67, Zone R-3A. The application for approval to construct a new single-family residence 0' from the Town Line with Bedford is disapproved on the following grounds: Section 113-37 of the Code of the Town of Pound Ridge requires a 60' front yard setback; the proposed residence is located 0' from the Town of Bedford Line. This application will require a 60' front yard variance in order to proceed.

Pound Ridge Tennis Club, 2 Major Lockwood Lane, Pound Ridge, NY, also known as Block 9816, Lot 100, Zone R-2A. The application for approval to 1) Create a new parking area 18'9" from a front property line; 2) Install a pickleball court 37'8" from a front property line; 3) Construct a platform tennis court 19' from the Town of Pound Ridge border with Bedford and a new deck 16' from the same border is disapproved on the following grounds: Section 113-75B of the Code of the Town of Pound Ridge requires a 25' for the proposed parking area so that a 6.2' variance will be required. Section 113-91(G)(1) of the Code of the Town of Pound Ridge requires a 50' setback for the pickleball court so that a 12'4" variance will be required. Section 113-34 of the Code of the Town of Pound Ridge requires a 50' setback from the Town of Bedford Town Line for the platform tennis court, which will require a 31' variance. Section 113-34 of the Code of the Town of Pound Ridge requires a 50' setback from the Town of Bedford Town Line for the platform tennis court deck. The new deck will require a 34' variance.