



## **TOWN OF POUND RIDGE ZONING BOARD OF APPEALS**

**Wednesday, April 17, 2024 at 7:00 pm**

### **Adoption of Minutes from March 20, 2024**

**Justin Schlacks & Marshall Vingi**, 160 Barnegat Rd., Pound Ridge, NY, also known as Block 9456, Lot 37, Zone R-2A. The application for approval to construct a covered porch and hot tub patio, to be located 43' from the front property line and 33' 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 60' front yard setback and a 50' side yard setback. In order for this application to move forward, a 17' front yard and a 17' side yard variance will be required.

**Susan Hinkson**, 6 Kinnicutt Rd., Pound Ridge, NY, also known as Block 9458, Lot 3, Zone R-2A. The application for approval to construct a 2-car attached garage with an accessory apartment is disapproved on the following grounds: Section 113-37 of the Code of the Town of Pound Ridge requires a 50' side yard setback. The proposed structure is located 36' from the side property line. This will require a 14' side yard variance. Section 113-39B (1) of the Code of the Town of Pound Ridge states "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 a variance to be granted for the setbacks, a variance must first be granted to this section. Section 113-39A (6) of the Code of the Town of Pound Ridge states "The size of an "accessory apartment" must not exceed 30% of the "gross floor area," exclusive of unfinished "basement", attic and garage, of the principal residence." The proposed apartment is 881.74 square feet which is equal to 36.1% of the existing residence. In order for this application to proceed, a 6.1% increase in floor area will be required.

**Jolana NY LLC's** appeal to the Board from January 2, 2024 Notice of Disapproval regarding the property located at 2 Major Lockwood Lane, S/B/L 9816/100 in the Town of Pound Ridge to the extent that such letter included the determination that Pickleball was a permitted use under the Pound Ridge Town Code and/or is a permitted use pursuant to the special use permit issued to the Pound Ridge Tennis Club.

**The 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.