



ZONING BOARD OF APPEALS MINUTES

Meeting on Wednesday, July 17, 2025 at 7:00 pm

The meeting was called to order at 7:01 pm, by Chairman Tom Smith. Also present from the Board were members AnnMarie Fusco, Lisa Smith, Counsel John Loveless, Conservation Board Liaison Marilyn Shapiro, and Administrator Nicole Engel.

Mr. Smith explained that the applicant first presents their case before the Board. Board members, as well as members of the public, may ask questions. The hearing is then normally closed, and the members discuss the application. After the hearing is closed, neither the public nor the applicants are normally allowed to comment.

Mr. Smith stated that the Board usually votes at the meeting, but if there is an issue to be resolved, a decision could be held off until the following meeting.

Mr. Smith made a motion to approve the June 18, 2025 minutes. Ms. Fusco seconded. All in favor.

David Rosenberg, 94 Honey Hollow Rd, Pound Ridge, NY 10576, also known as Block 10036, Lot 12, Zone R-3A. An application for approval to construct a deck and small addition 48' from the front 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. In order for this project to move forward a 12' front yard variance will be required.

Present:

Architects Jan Johannessen and Liza Paredes from KSCJ Consulting, Owner David Rosenberg.

Mr. Johannessen provided an overview of the property, which currently contains a single-family home with two bedrooms, a one-bedroom cottage, and a shed. The proposal aimed to consolidate all three bedrooms under one roof in the main residence, convert the cottage to an artist studio, and expand the main house to the west.

He explained that the current house already extends into the front yard setback by 47.75 feet. To address this, the garage has been repositioned to lessen its interference with the setback. The new front addition will project three feet into that setback, covering an additional 40 square feet. At the back of the property, a section of the proposed deck (37.5 square feet) and spa (23 square feet) will also lie within the setback area. Overall, the impervious cover on the property will be

reduced by more than 2,000 square feet, driven in part by replacing the existing driveway with gravel. To manage stormwater runoff, a rain garden has been introduced. Additionally, a wetland mitigation plan (comprising meadow restoration and the removal of bamboo) has received approval.

Mr. Johannessen addressed the five criteria. The proposed variance for the front yard setback along Honey Hollow Road, where the existing home is already situated closer than the required 75 feet, will not negatively impact the character of the neighborhood or adjacent properties. The remodel focuses on the quieter east side of the home, set approximately six to eight feet below road level and facing a forested reservation buffer zone rather than neighboring houses. Thoughtful design and high-quality materials will enhance the community aesthetic, rather than detract from it. There is no practicable alternative to achieve the desired office and guestroom space, as moving the addition outside the setback would limit the room's size, compromise architectural flow, and disrupt deck continuity. The scale of the variance is small (roughly forty square feet for the north addition, plus about sixty square feet total for the rear deck and spa), yet none of this extends further toward the road than the existing structure. Environmentally, the project improves conditions by reducing impervious coverage by over 2,600 square feet, switching from asphalt and flagstone to gravel, implementing stormwater controls, removing invasive species, and restoring a meadow. Although the need for the variance arises from the homeowner's own plans, the request is modest, carefully limited, and essential to create a comfortable, functional home that remains modest in size and well below maximum coverage limits for the neighborhood.

David Rosenberg underscored the personal significance of the changes, stressing that level-access entry is essential for his own mobility and safety.

It was noted that there were no letters received from neighbors.

Mr. Smith moved to close the public hearing. Ms. Smith seconded. All in favor. The public hearing was closed.

Deliberation:

The board members reviewed the application and concluded that the requested variance was minor in scope. They found that the proposed alternatives were reasonable and that the changes to the roofline represented a positive enhancement. They believed the character of the neighborhood would remain unaffected and praised the applicant's restraint in limiting the variance to only what was necessary.

The board briefly discussed the removal of some trees and the need for buffer planting, but decided not to make it a formal condition of approval.

A motion was made by Mr. Smith to approve the addition to the office/guest suite of 3 feet, placing it 47.75 feet from the property line, granting a variance of approximately 13 feet. The motion was seconded by Ms. Smith. All members voted in favor.

A second motion was made by Mr. Smith to approve the application for the deck and plunge pool to be 54 feet from the front property line, granting a 6-foot variance. The motion was seconded by Ms. Smith. All members voted in favor.

Application approved.

Adjournment:

Ms. Smith made a motion to adjourn the meeting. Ms. Fusco seconded. All in favor. Meeting adjourned.