



TOWN OF POUND RIDGE ZONING BOARD OF APPEALS

Wednesday, October 15, 2025 at 7:00 pm

Adoption of Minutes from July 16, 2025

Grace Douglas & Yann Nury, 57 Fancher Road, Pound Ridge, NY 10576, also known as Block 9454, Lot 31, Zone R-3A. An application for approval to reconstruct and expand existing 4-car garage in its current location and add a new 12' wide carport addition: the proposed carport is located 20' from the front property line and 9'1" 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 40' front yard and a 40'1" side yard variance will be required.

Lori Sandler, 15 South Bedford Rd., Pound Ridge, NY 10576, also known as Block 9452, Lot 15, Zone R-3A. The application for approval to install a hot tub 56 ½" from the rear property line, install a propane tank and generator 25' from the front property line and place the air-conditioning compressors 40' 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 75' rear yard setback and a 60' front yard setback. In order for this application to move forward, an 18 ½" rear yard variance will be required for the hot tub. The generator and propane tank will require a 35' front yard variance and the AC compressors will require a 20' front yard variance.

David Moreinis, 14 South Eastern Farm Rd., Pound Ridge, NY 10576, also known as Block 9318, Lot 1.9, Zone R-3A. The application for approval to construct a detached garage 13.7' 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 side yard setback of 50'. In order for this application to move forward, a 36.3' side yard variance will be required.

Call for Executive Session