



ZONING BOARD OF APPEALS MINUTES

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

The meeting was called to order at 7:03 pm, by Chairman Tom Smith. Also present from the Board were members Joe Gunset and Lisa Smith, Counsel John Loveless, and Conservation Board Liaison Marilyn Shapiro.

Mr. Smith explained that applicants first present their case before the Board. During the hearing, Board members and members of the public may ask questions. Once the hearing concludes, the Board typically closes the session to discuss the application. After the hearing is closed, neither the public nor the applicants are usually permitted to make further comments. 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.

The meeting was called to order. Ms. Smith motioned to approve the November 19, 2025 minutes; Mr. Gunset seconded. All in favor.

Victoria Minior, 193 Salem Rd., Pound Ridge, NY 10576, also known as Block 10263, Lot 5, Zone R-2A. The application for approval to install a 12' by 10' greenhouse located 2'6" 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 proceed, a 47'6" variance will be required. It should be noted that the proposed plans show an existing frame stable (housing not more than 4 horses for private use only) located 50' from the side property line. Section 113-36-13 requires a stable and dumpster must be located 100' from a street or lot line.

Present: Architect William Besharat from Rayex Design, Owner Victoria Minior

Mr. Loveless explained the implications of having only three board members present and emphasized the significance. "The votes would have to be unanimous for an approval. It's up to the applicant whether to proceed today and once it's presented to the board, we close the public hearing and it's in the board's hands." After some deliberation the applicant agreed to postpone the application to January.

Adjournment:

Ms. Smith moved to adjourn the meeting. Mr. Smith seconded. All in favor. Meeting adjourned.