



ZONING BOARD OF APPEALS

Wednesday, June 7, 2023

7:30 P.M.

For those members of the public interested in viewing and/or participating in the meeting remotely, visit <https://www.briarcliffmanor.gov/zoning-board-appeals/events/33441>

1. **V-2-2023** - **20 Tulip Road - Almeida**

An application to construct second floor alterations and additions at an existing single-family dwelling was denied due to nonconformity with Column 9, Minimum Yard Dimensions in feet from Lot Lines to Principal Building, One Side Yard of Schedule 220 Attachment 2 of the Code of the Village of Briarcliff Manor whereby 16 feet is required and 15.2 feet is proposed. It is noted that the dwelling is existing non-conforming with regard to this setback.

2. **V-3-2023** - **31 Locust Road - Cowan**

An application to install a new in-ground swimming pool at an existing single-family dwelling is denied due to nonconformity with Section 220.9, Regulations of Swimming Pools; paragraph B. (1) which requires that a pool be located on a lot consisting of 30,000 square feet in area and 20,494 square feet is proposed and Column 9, One Side Yard Minimum Yard Dimensions of Schedule 220 Attachment 2 of the Code of the Village of Briarcliff Manor whereby 40 feet is required and 36.7 feet is proposed.

3. **V-4-2023** - **50 Ridgecrest Road - Dennis**

An application to install a new in-ground swimming pool at an existing single-family dwelling is denied due to nonconformity with Section 220.9, Regulations of Swimming Pools; paragraph B. (3) where 100 feet is required from the Front Yard property line and 62.92 feet is proposed. In all cases, every part of any permitted pool shall be sited a minimum of 100 feet from any street. No pool shall be permitted in a front yard.

Next Meeting: The next Zoning Board of Appeals meeting is scheduled for August 7, 2023.