

To Whom It May Concern,

I am writing to express my support for the zoning variance request submitted by my neighbor Emily and Howard Gill at 4 Pheasant Ridge Road regarding the slight enlargement of their existing deck.

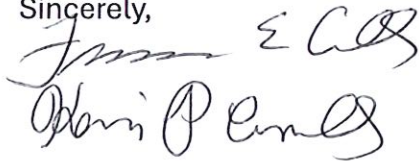
I reside at a bordering property and have no objections.

I believe it is a reasonable request and one that will enhance the homeowner's use of their property without creating any adverse effects for the surrounding community.

For these reasons, I respectfully encourage the Board to approve this variance request.

Thank you for your time and attention.

Sincerely,

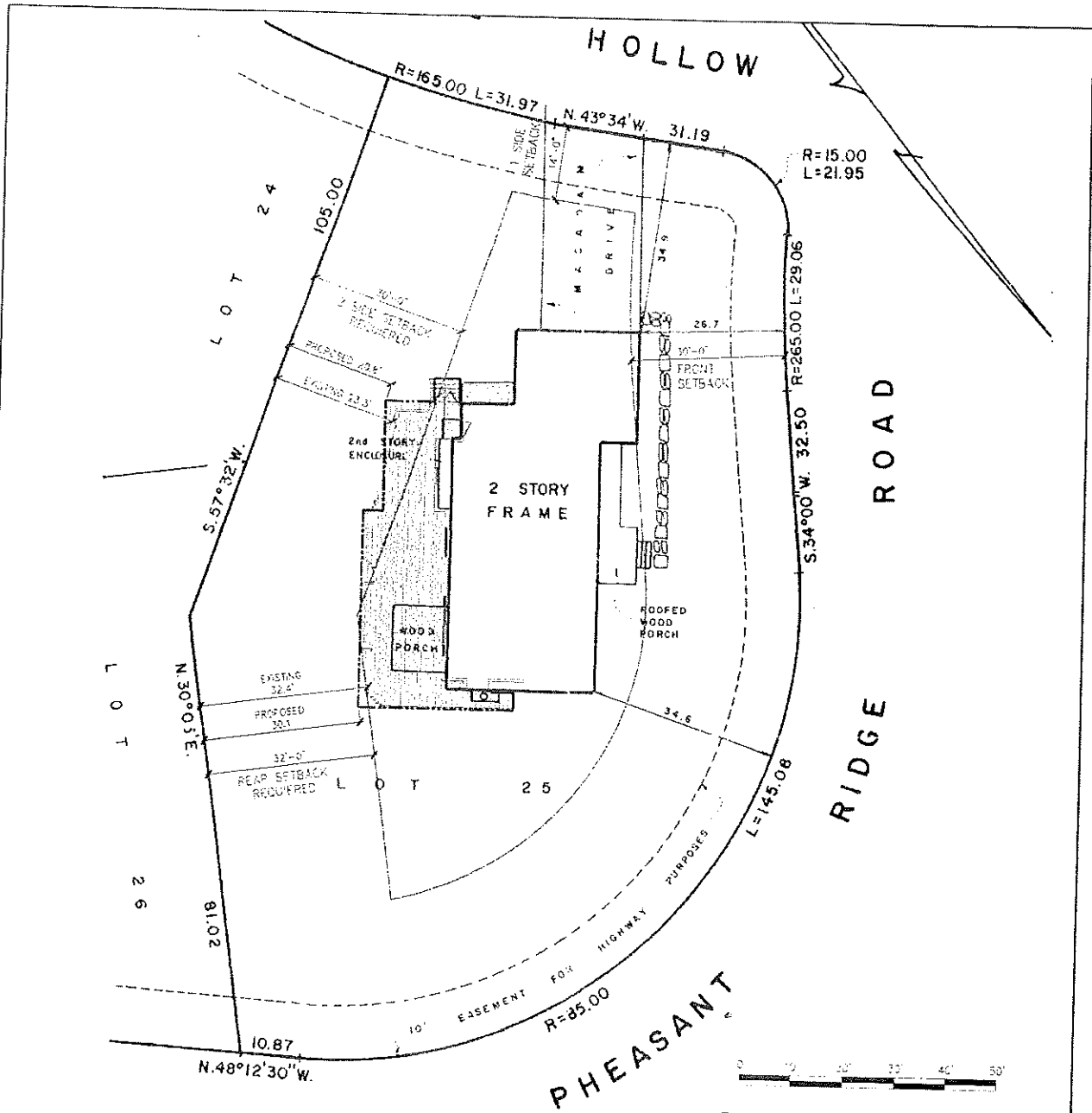
 E C O

Fran and Kevin Connolly
6 Quail Hollow Road
Ossining, NY 10562

RECEIVED

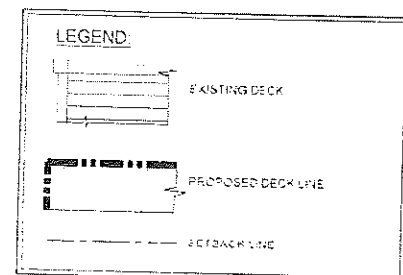
DEC 29 2025

Town of Ossining
Building & Planning Department



BULK REGULATION MAP
SCALE 1"=20'

TOWN OF OSSINING ZONING REQUIREMENTS					
Address: 4 Pheasant Ridge Rd. Ossining, NY 10572					
Sheet: Section: 89.08 Block: 1 Lot(s): 76					
Zoning District: R-15 Propose Use: RESIDENTIAL					
Bulk Regulations:	Units	Required/ Allowable	Existing	Proposed	Variance Required
Min Lot Area:	sf	15,000	16,103	16,103	0
Min Lot Width:	ft	90	100	100	0
Min Lot Depth:	ft	120	110	110	-10
Min Front Yard Setback:	ft	30	26.7	26.7	-3.3
Min 1 Side Yard Setbacks:	ft	14	34.9	34.9	0
Min 2 Side Yard Setbacks:	ft	30	23.3	20.8	-9.2
Min Rear Yard Setbacks:	ft	32	32.4	30.1	-1.9

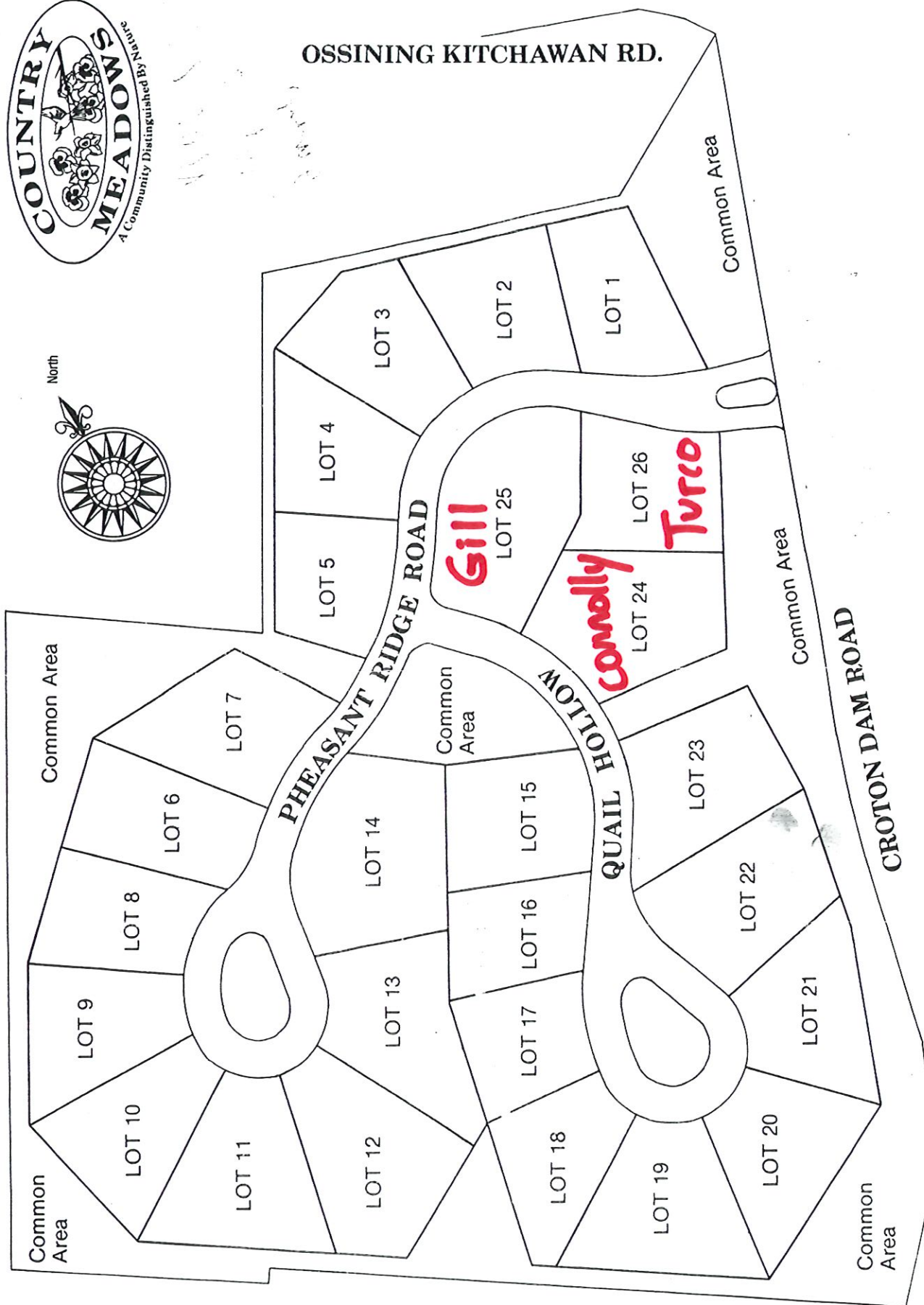


PROJECT TITLE: GILL HOWARD RESIDENCE			
DRAWING TITLE: ZONING REQUIREMENTS FOR DECK IMPROVEMENT			
DESIGNED BY: MARCELINO QUISPE LICENSE No. 087307-01 EXPIRES: 05/31/27 ADDRESS: 36 LOCUST AVENUE CORTLANDT MANOR, NY 10567 TEL: (914) 719-2400 / zyyma@yahoo.com	DRAWN BY: SG	CHECKED BY: MQ	SCALE: AS NOTED
DATE: 11-30-2025 REV.			DRAWING NO. 1 OF 1

Site Plan



OSSINING KITCHAWAN RD.



The location of lots and roadways is subject to change. The location of homes upon the lots are at sponsors' discretion. This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the Attorney General of the State of New York. Attorney General File #H86-098

Country Meadows Association