

TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, June 27, 2024 at 7pm
In-Person at 179 Westchester Avenue and via Zoom
Zoom Meeting: <https://us02web.zoom.us/j/82637320249>
Dial -In: +1 929 205 6099

Old Business:

Scofield Road Partners, LLC
41 Ebenezer Lane
Block 10263, Lot 81

Application to relocate the driveway and amend approved site plan from February 16, 2023.
Zoning District: R-3A, Acres: 2.05

Alyssa and Brian Ferenz
223 Westchester Avenue
Block 9820, Lot 15.2

Application to build a new single-family resident, connecting to the footprint of the existing garage, associated activities including drainage, new driveway location and septic.
Zoning District: R-2A, Acres: 2.54

Pound Ridge Tennis Club, Inc.
2 Major Lockwood Lane
Block 9816, Lot 100

Application to build 4 pickleball courts, 1 new paddleball court and deck, expand the parking lots and build an addition to the existing clubhouse.
Zoning District: R-2A, Acres: 6.97 Other Boards: Water Control Commission, Zoning Board

New Business: No Town Engineer Review for the Items Listed Below

Informal Review

Swan Lake Trust
Old Stone Hill Road
Block 10047, Lots 26.3 and 27.3

Application to merge 2 undeveloped lots and build a 1 -bedroom, 1 story, primary residence with a full bathroom, a kitchen and full basement, a 1 story greenhouse with a full basement, courtyard, motor court and driveway.
Zoning District: R-3A, Acres:3.79 and 4.2

Referral from Lewisboro:

Double H Farms LLC
20 Boutonville Road South, South Salem and Pound Ridge
Block 10526, Lot 4.9-2

The applicant has applied to the Town of Lewisboro to merge 2 lots and make changes to the structures on the Lewisboro portions of the property. They are also applying to use the paddocks for a riding academy. One

paddock is located in Pound Ridge. The Pound Ridge portion of the property is located in a Residential 3 Acre Zone – no non- listed commercial activities are permitted therefore they cannot use the 1 paddock in Pound Ridge for the riding academy.

Zoning District: R-3A, Acres:17.38

Request for an Extension:

Pound Ridge Fire District

80 Westchester Avenue

Block 9320, Lots 55, 56, 57, 58

Request for a 90-day extension of the 2-lot merger approval per the condition in the resolution dated December 14, 2023. The site plan approval is for 1 year but the subdivision approval expires after 180 days.

Zoning District: PB-A, R-2A Acres: 10.4

Minutes Approval: Adoption of the Minutes from the April 25th and May 23rd meetings

Executive Session: Legal Matter