

TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, September 26, 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

Public Hearing:

Pound Ridge Tennis Club, Inc. (will be adjourned to Wednesday, October 23, 2024)

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

Old Business:

Ivanhoe Robin Hood, LLC (prior approval October 26, 2023, approval extension request)

34 & 34A Robin Hood Road, Block 9031, Lot 61

The application to demolish the primary residence and guest house and build a new single-family residence and pool was approved on October 26, 2023. The applicant has submitted a letter requesting an extension of their approval that expires after one year if a building permit is not issued and the letter states there have been no changes to the approved site plan.

Zoning District: R-2A, Acres: 5.4

Oliver Maltby

80 Indian Hill Road (prior approval March 23, 2023, proposed amended site plan)

Block 9820, Lot 23.5

The application for a new 4-bedroom single-family residence with a garage on an existing undeveloped subdivision lot with privacy plantings near the driveway to limit visibility from neighbors was approved on March 23, 2023. The amended site plan consists of a revision to the layout of the gravel driveway, a reduction in lot coverage, and updated landscaping plan and addition of a trench drain around the entire residence in place of gutters to capture and convey run-off from the roof towards a proposed infiltration system. The project is currently in progress and the foundation of the residence and the septic system have been constructed.

Zoning District: R-3A, Acres 4.497

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

**Michael & Victoria Berens
29 Threshing Rock Road
Block 9318, Lot 1.42**

Application to install an 18 x 38 pool and equipment.
Zoning District: R-3A, Acres: 7.344

**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

New Business:

**Paula Geyer, Owner, Jennifer Geyer, applicant
87 Old Mill River Road
Block 9824, Lot 38.2-9**

Application for a new 1 bedroom, 1 bath accessory dwelling unit, new 1,000-gallon septic tank to connect to existing septic and leaching fields with additional 132 linear feet of leaching fields to be added to support the new dwelling unit.
Zoning District: R-3A, Acres: 7.134

Minutes Approval: Adoption of the Minutes from the June 27, 2024 and July 25, 2024 meetings

Postponed:

**Joseph Bivona, Cypress Enterprises CT, applicant
Peter Levine, LHL, LLC, owner
White Birch Road
Block 9031, Lot 8**

Application to subdivide a 6 -acre lot that is in both Stamford (2 acres) and Pound Ridge (4.03 acres) into 2 lots. The goal is to have 1 lot- called the Eastern Parcel, be 2 acres in Stamford and 1.5 acres in Pound Ridge, the 2nd lot -called the Western Parcel would be 2.5 acres in Pound Ridge. The 2nd lot, Western Parcel would be donated to a charitable land trust or sold to the water company.
Zoning District: R-2A, Acres: 4.03