

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, November 21, 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 Hearings:

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

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

Old Business:

Paula Geyer, Owner, Jennifer Geyer, applicant (draft resolution)

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

New Business:

Peter Briggs

2 Trinity Lane

Block 9320, Lot 46

Application to legalize the conversion of an existing art studio to an accessory dwelling unit.

Zoning District: R-1A, Acres: 1.031

Other Boards: Zoning Board approved in 1994

Informal Review: No Town Engineer Review

Avoric Denver Real Estate, LLC

227 Honey Hollow Road

Block 10526, Lot 4.9-1

Application to subdivide the property into 3 lots: Lot 1: 10.9 acres, existing house & pool, Lot 2: 12.5 acres new single-family residence with pool, and an existing tennis court & an existing barn, Lot 3: 10.5 acres new single-

family residence with new pool, pool house, and an existing barn. All 3 lots to be accessed by an existing driveway from Honey Hollow Road.

Minutes Approval: Adoption of the Minutes from July 25, September 26, & October 23, 2024 meetings

Postponed:

Claire Thompson and Liam McLaughlin

37 Lower Shad Road

Block 9318, Lot 23

Application to construct a new curb cut and gravel driveway with associated stormwater management system.

Zoning District: R-3A, Acres: 2.55

Other Boards: Landmarks Commission