

**TOWN OF POUND RIDGE  
PLANNING BOARD MEETING AGENDA  
Thursday, December 19, 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:**

**Peter Briggs (draft resolution)**

**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

**Swan Lake Trust (draft resolution)**

**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. (draft resolution)**

**2 Major Lockwood Lane**

**Block 9816, Lot 100**

Application to build 1 new paddleball court and deck, expand a parking lot and build an addition to the existing clubhouse.

Zoning District: R-2A, Acres: 6.97

Other Boards: Water Control Commission, Zoning Board

**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

**New Business:**

**Jeffrey Belmont**

**51 Doe View Lane**

**Block 9816, Lot 182**

Application to build an accessory dwelling unit with a new driveway and new wastewater treatment system.

Zoning District: R-3A, Acres: 2.585

Other Boards: Water Control Commission

**Informal Review: Feedback on the Site Walk**

**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 November 21, 2024**