

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA**

Thursday, January 23, 2025 at 7pm

In-Person at 179 Westchester Avenue and via Zoom

Zoom Meeting: <https://us02web.zoom.us/j/81379584174>

Dial -In: +1 929 205 6099

Old Business:

Claire Thompson & Liam McLaughlin (draft resolution)

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

Jeffrey Belmont (draft resolution)

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

Alyssa and Brian Ferenz

223 Westchester Avenue

Block 9820, Lot 15.2

Request to remove condition 3b (new driveway easement to be filed) from the approved resolution from October 23, 2024 due to an updated proposed driveway that has no changes to the adjoining neighbor's property. 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. (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

New Business:

Adam Greto, applicant, Martin Nass, owner

Old Logging Road

Block 9317, Lot 76.16

Application to clear .61 acres and build a new single family residence.

Zoning District: R-3A, Acres: 3.0

Joy & John Samanich

8 Saddle Ridge Road

Block 10036, Lot 17

Application to build an addition for a mud room and 2nd floor recreation loft.

Zoning District: R-3A, Acres: 3.0204

Town of Pound Ridge

Recreation Department

199 Westchester Avenue, Town Park

Block 9820, Lot 8

Application to replace an existing shed with a new shed in the same footprint and install a new shed (8x8) across from the existing maintenance building. Remove an existing swing set closest to the pool house and install a new open, covered shelter.

Zoning District: R-3A, Acres: 33.9

Minutes Approval: Adoption of the Minutes from November 21, 2024 and December 19, 2024

Postponed:

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.