

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

Thursday, February 27, 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:

Alyssa and Brian Ferenz (draft resolution)

223 Westchester Avenue

Block 9820, Lot 15.2

Updated site plan with no changes to existing common driveway. Application to build a new single-family resident, connecting to the footprint of the existing garage, associated activities including drainage and septic.

Zoning District: R-2A, Acres: 2.54

Adam Greto, applicant, Martin Nass, owner

86 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

New Business:

Sarah & Grant Webb

216 Trinity Pass

Block 9820, Lot 48

Application to install a new pool, patios and barn.

Zoning District: R-3A, Acres: 3.091

Mike & Caroline McCleod

150 South Bedford Road

Block 9317, Lot 78.9-1

Application to remove & replace an existing pergola with a one-story addition, enlarge the existing terrace & stone retaining wall.

Zoning District: R-3A, Acres: 4.339

Mitch Rubin & Audra Zuckerman

38 Old Stone Hill Road

Block 10047, Lot 16.1

Application for an addition to a residence, construction of a gym, garage and modifications to the driveway.

Zoning District: R-3A Acres:9.158

Gregory & Shari Kurzer

69 White Birch Lane

Block: 9031, Lot:212.1

Application to build an addition (286sf), a pergola (264sf), pool equipment cover (80sf), pool cabana (400sf), patio & fire pit relocation (200sf).

Zoning District: R-3A, Acres: 2.0

Greg & Kim Manocherian

52 South Bedford Road

Block 9317, Lot 42.9-99

Application to build a 2-story accessory dwelling unit with 2 bedrooms and pantry.

Zoning District: R-3A, Acres: 7.61

Other Boards: Water Control Commission

16 Colonel Sheldon Pound Ridge LLC

Seth Rosenberger

16 Colonel Sheldon Lane

Block 9816, Lot 37.2

Application to keep existing ADU over garage, enlarge parking area, build previously approved pool.

Zoning District: R-3A, Acres: 4.76

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.

Zoning District: R-3A , Acres: 33.9

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