

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

**Thursday, March 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:**

**Joy & John Samanich (draft resolution)**

**8 Saddle Ridge Road**

**Block 10036, Lot 17**

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

Zoning District: R-3A, Acres: 3.0204

**Town of Pound Ridge (draft resolution)**

**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

**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

**New Business:**

**Hollow, LLC**

**116 Honey Hollow**

**Block 10255, Lot 1, 2, 3**

Application to build a new 5-bedroom residence and associated septic system and stormwater management facilities; convert existing house to a pool house, convey a portion of the property to Pound Ridge Land Conservancy, Inc. (Richards Preserve).

Zoning District: R-3A, Acres: 19.65

**Minutes Approval: Adoption of the Minutes from January 23, 2025 and February 27, 2025**

**Postponed:**

**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

**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**