

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

**Thursday, April 24, 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:**

**Sarah & Grant Webb (draft resolution)**

**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 (draft resolution)**

**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

**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

**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

**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

**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

**Open Space Acquisitions Committee: Update by Elyse Arnow, Chair**

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

**Postponed:**

**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

**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