

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, July 27 at 7pm
In-Person at 179 Westchester Avenue and via Zoom
Zoom Meeting: <https://us02web.zoom.us/j/86318842859>
Dial -In: +1 929 205 6099**

Old Business:

Bedford Poolscales on behalf of Garrett & Miriam Wheeler, Owners (draft resolution)

460 Long Ridge Road

Block 9031, Lot 170.1-1

Application to install a 20' x 40' pool and rain garden as a pool drawdown/stormwater mitigation system.

Zoning District: R-3A, Acres: 29.05

Hobby Barn, LLC (draft resolution)

270 Stone Hill Road

Block 9816, Lot 76

Application to build a pool cabana and install a new septic system.

Zoning District: R-3A, Acres: 7.054

Other Boards: Zoning Board Approved, Water Control Commission Approved

Andrew & Christa Chepurny (lighting plan resolution & for an amended site plan approval for a temporary storage container during construction)

29 Joshua Hobby Lane

Block 9317, Lot 21.9-1

Application to build a new 5 – bedroom house, pool, septic and well.

Zoning District: R-3A, Acres: 4.48

Christopher Milone

44 Lower Trinity Pass Road

Block 9455, Lot 7

Application to build a detached 2 car garage and one-story addition with crawl space.

Zoning District: R-1A, Acres: 1.96 Other Boards: Water Control Commission Approved

Michael & Natalie Dabney

124 Eastwoods Road

Block 9824, Lot 18

Application to build an addition to an existing barn.

Zoning District: R-3A, Acres: 5

**Welcome Homes NY Building Company LLC, Applicant,
on behalf of Miles & Zabrina Thorson, Owners
2 Colonel Sheldon Lane
Block 9816, Lot 36**

Application to demolish an existing home and build a new home.
Zoning District: R-2A, Acres: 3.24
Other Boards: Water Control Commission Approved

New Business:

**Alice M. Stuart Irrevocable Trust, Alice & Ron Stuart
15 Dogwood Hills Road
Block 10052 Lot 6.5**

Application to add 120sf to expand and reconfigure an existing bathroom and closet.
Zoning District: R-3A, Acres: 3.961

**Herbert Chou
95 Conant Valley Road
Block 9827, Lot 32**

Application to build a 18' x 41' pool, fence and spa with stone terrace, expand parking court, new front entry steps, new level lawn, expand wooden deck, create a landing and staircase from parking court to pool terrace, create a storage/pool equipment room below pool terrace, install driveway gates, pave portions of the driveway, relocate septic, site drainage modifications and plantings.
Zoning District: R-3A, Acres: 8.9 Other Boards: Water Control Commission

**Pound Ridge Fire Department
80 Westchester Avenue
Block 9320, Lots 55, 56, 57, 58**

Application to expand the existing fire department headquarters including relocating the driveway and site improvements.
Zoning District: PB-A, R-2A Acres: 10.4

**Pound Ridge Tennis Club, Inc.
2 Major Lockwood Lane
Block 9816, Lot 100**

Application to build 4 pickleball courts, 1 new paddleball court and deck, expand the parking lots and build an addition to the existing clubhouse.
Zoning District: R-2A, Acres: 6.97 Other Boards: Water Control Commission

Minutes Approval:

Adoption of the Minutes from the May 25, 2023 and June 23, 2023 Meeting

Executive Session: Procedural Matter

Postponed:

Jan Gajdos, 515 Long Ridge Road

Block 9317, Lot 63

Application to build a new 5-bedroom house, driveway and pool.

Zoning District: R-3A, Acres: 2.0

Ivanhoe Robin Hood, LLC, 34 & 34A Robin Hood Road

Block 9031, Lot 61

Application to rebuild an existing main house, and remove guest house, accessory structure and associated hardscape.

Zoning District: R-2A, Acres: 5.4

Rosanna Bressler, 27 Nancy's Lane

Block 9827, Lot 13

Application to build a one-story addition.

Zoning District: R-3A, Acres: 2.195

Other Boards: Water Control Commission