

**TOWN OF POUND RIDGE  
PLANNING BOARD MEETING AGENDA  
Thursday, September 28, 2023 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:**

**Michael & Natalie Dabney (draft resolution)**

**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 (draft resolution)**

**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

**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

**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

**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 Commissio

**New Business:**

**26 Pound Ridge Road LLC, Deborah Schmidt- member**

**26 Pound Ridge Road**

**Block 9818, Lot 16**

Application to demolish existing wooden structure and build a new home on the existing foundation/footprint.

Zoning District: R-2A, Acres: 2.57

Other Boards: Water Control Commission

**Welcome Homes NY Bldg. Co. LLC, applicant, Jared & Margaret Verdi, owners**

**101 Salem Road**

**Block 10051, Lot 18**

Application to build a new single-family home.

Zoning District: R-2A, Acres: 2.076

Other Boards: Water Control Commission

**Rafael Mayer**

**39 Bender Way**

**Block 9822, Lot 11**

Application to reconfigure & expand an existing driveway & paved motor court, replace an in-ground pool & other minor site improvements such as walkways, stairs, & a deck.

Zoning District:R-2A, Acres: 3.352

**Albano Realty Assoc. LLC**

**83 Westchester Avenue**

**Block 9454, Lot 7**

Application to build a space for displaying outdoor kitchen vignettes, to show customers various outdoor kitchen appliances and to demonstrate products in the space a few times a year.

Zoning District: PB-A, Acres: .46

**Informal Review: NO TOWN ENGINEER REVIEW**

**Pound Ridge Library**

**271 Westchester Avenue**

**Block 9820, Lot 36**

Application to add parking spots.

**Minutes Approval:**

**Adoption of the Minutes from the June 23, 2023 Meeting**

**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

**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

**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