

**TOWN OF POUND RIDGE**  
**PLANNING BOARD MEETING AGENDA**  
**Thursday, October 26, 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:**

**Rosanna Bressler (draft resolution)**

**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 (draft resolution)**

**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 (draft resolution)**

**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

**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

**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

**Pound Ridge Fire District**

**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

**New Business:**

**Abby R. Simpson**

**125 Eastwoods Road, Block 9822, Lot 20**

Application to demolish & rebuild a house in the existing footprint.

Zoning District: R-2A & R-3A, Acres: 68.15

Other Boards: Water Control Commission

**Cell Tower Modification- Reports by Doug Fishman- Town's Cell Tower Consultant**

**Verizon Modification**

**29 Adams Lane, Block 9817, Lot 41.9-5**

Verizon would like remove 3 antennas, 9 RRHs, and 3 OVPs and install a new mount for 4 antennas, 8 RRHs, 3 duplexers, 4 OVPs and 1 1-5/8" hybrid cables. All other equipment will remain.

Doug Fishman, our cell tower consultant, requested an FCC Compliance Assessment and Report to comply with our Town Code and other clarifying information in his first report. Verizon submitted the requested Report and information. Mr. Fishman has completed his review. He has confirmed the proposed changes will increase capacity and performance for Town residents and this application is ready for referral back to the Town Board for approval.

**Minutes Approval: Adoption of the Minutes from the September 28, 2023 Meeting**

**Executive Session: Legal Matter**

**Postponed:**

**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

**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

**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

Other Boards: Zoning Board