

**TOWN OF POUND RIDGE  
PLANNING BOARD MEETING AGENDA  
Thursday, November 16, 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**

**Public Hearing**

**Pound Ridge Fire District**

**80 Westchester Avenue, Block 9320, Lots 55, 56, 57, 58**

Application to merge 2 lots and expand the existing fire department headquarters including relocating the driveway and site improvements.

Zoning District: PB-A, R-2A Acres: 10.4

**Old Business:**

**Rafael Mayer (draft resolution)**

**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

**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 Approved

**26 Pound Ridge Road LLC, Deborah Schmidt- member (draft resolution)**

**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 Approved

**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

**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

**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: NO TOWN ENGINEER REVIEW**

**Jean- Laurent Pouliot**

**24 Patterson Road**

**Block 9817, Lot 16.9**

Application for an accessory apartment.

Zoning District: R-3a, Acres: 3.06

**Minutes Approval: Adoption of the Minutes from the October 26, 2023 Meeting**

**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

**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 Approved