

TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, January 25, 2024 at 7pm
In-Person at 179 Westchester Avenue and via Zoom
Zoom Meeting: <https://us02web.zoom.us/j/82637320249>
Dial -In: +1 929 205 6099

Old Business:

Kevin Gan, Oberon Foundation
314 Stone Hill Road, Block 9816, Lot 74

Application for one-year extension of approval from February 16, 2023.
No changes to the approved site plan.

Application to build a 1,200 sq. foot accessory structure for at least 1 artist at a time for 3 to 4 months or longer depending on the artists' needs. The Property and Art Studio will be used strictly by the residents involved in the Artists in Residency Program.

Zoning District: R-3A, Acres: 4.452

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

Chris O'Donnell

17 Bayberry Way
Block 9820, Lot 34.2

Application to build an accessory dwelling unit addition- to the existing home. Kitchen, Living, Bedroom, Office, Bathroom, Mudroom and Laundry.

Zoning District: R-2A, Acres: 4.44

Alice Kawasaki

312 Salem Road
Block 10047, Lot 96

Application to rebuild an existing home using existing footprint and foundation. Add a garage to the front of the property.

Zoning District: R-2A, Acres: 2.12

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 approved

New Business:

Gregory & Erika Lellouche

32 Beech Hill Lane

Block 9820, Lot 81

Application to build a garage addition and stairs.

Zoning District: R-3A, Acres: 3.05

Giovanni Nanna

8 Maclean Drive

Block 10047, Lot 56.1

Application to divide 1 lot into 2 lots in order to create a 2nd buildable lot.

Zoning District: R-2A, Acres: 5.14

Marc Vandenhoeck, applicant

Jeanne Hardy Sloan & Thomas Hardy, owners

26 Hemlock Hill

Block 9320, Lot 93

Application to demolish an existing home down to the foundation and to build a partial new foundation with a new 2 story wood frame residence. Existing septic and existing well to remain.

Zoning District: R2-A, Acres: 2.059

Minutes Approval: Adoption of the Minutes from the October 26, 2023, November 16, 2023 and December 14 Meetings

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

Other Boards: Zoning Board Approved, Water Control Commission

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

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