

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA**

Thursday, July 24, 2025 at 7pm

In-Person at 179 Westchester Avenue and via Zoom

Zoom Meeting: <https://us02web.zoom.us/j/81379584174>

Dial -In: +1 929 205 6099

Old Business:

Mitch Rubin & Audra Zuckerman (draft resolution)

38 Old Stone Hill Road

Block 10047, Lot 16.1

Application for an addition to a residence, construction of a gym, garage & modifications to the driveway.

Zoning District: R-3A Acres: 9.158

David Rosenberg (draft resolution)

94 Honey Hollow Road, Block 10036, Lot 12

Application to renovate & expand existing residence, reconfigure & update hard & soft scaping around the home, build a 1 car detached garage, convert existing cottage to an artist studio, reconfigure the driveway. The bedroom within the existing cottage will be removed & the residence will be converted from a 2- bedroom to a 3-bedroom home with no net increase to the bedroom count.

Zoning District: R-3A, Acres: 3.779

John Steever (draft resolution)

214 Eastwoods Road

Block 9828, Lot 28

Application to build a 2-car timber barn garage and driveway adjustments.

Zoning District: R-3A, Acres: 3.44

Other Boards: Zoning Board of Appeals variance received December 16, 2020
 Water Control Commission approved May 14, 2025

Richard & Rose Rubino (draft resolution)

245 Upper Shad Road

Block 9317, Lot 83

Application to build a detached 19'4" x 26' garage.

Zoning District: R-3A, Acres: 3.35

Jeffrey & Maria Roth

30 Robin Hood Road

Block 9031, Lot 63

Application to build a 11x22 partially out of grade gunite pool with masonry slab steps, terrace and bocce court.

Zoning District: R-2A, Acres: 3.02

New Business:

Daniel & Joyce Walgrove

150 Old Stone Hill Road

Block 10047, Lot 38

Application to build a deck addition off the West/Rear side of the house.

Zoning District: R-3A, Acres: 3.611

Alison Boak

15 High Ridge Road

Block 9320, Lot 2

Application to subdivide 1 lot into 2 lots. Existing home & accessory structures will remain on 3.378-acre parcel, with a new dwelling considered for the remaining 2 acres.

Zoning District: R-2A, Acres: 5.38

Minutes Approval: Adoption of the Minutes from May 22, 2025 and June 26, 2025

Postponed:

Hollow, LLC

116 Honey Hollow Road

Block 10255, Lots 1, 2, 3

Application to build a 5-bedroom residence & septic & stormwater management system & convert existing house to a pool house.

Zoning District: R-3A, Acres: 19.65

Avoric Denver Real Estate, LLC

227 Honey Hollow Road, Block 10526, Lot 4.9-1

Application to subdivide the property into 3 lots: Lot 1: 10.9 acres, existing house & pool, Lot 2: 12.5 acres new single-family residence with pool, and an existing tennis court & an existing barn, Lot 3: 10.5 acres new single-family residence with new pool, pool house, and an existing barn. All 3 lots to be accessed by an existing driveway from Honey Hollow Road.

Zoning District: R-3A , Acres: 33.9

Thomas Madden

75 Millertown Road, Block 9816, Lot 54

Application to subdivide a lot into 2 lots. The existing dwelling would remain in Bedford and a driveway extension to a new dwelling would-be built-in Pound Ridge.

Zoning District: R-3A, Acres: 3.28, existing 6.997 lot is in both Bedford and Pound Ridge