

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

**Thursday, September 25, 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

**Public Hearing:**

**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

**Old Business:**

**Jeffrey & Maria Roth (draft resolution)**

**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

**Daniel & Joyce Walgrove (draft resolution)**

**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

**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

**New Business:**

**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 proposed dwelling in Pound Ridge.

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

**Klaus Koenighausen**  
**56 West Lane**  
**Block 9452, Lot 71**

Application to build a 1<sup>st</sup> floor addition and extension of the pool terrace.  
Zoning District: R-2A, Acres: 4.348

**Victoria Minior, owner, Joe Potocki, applicant**  
**193 Salem Road**  
**Block 10263, Lot 5**

Application to build a new 324sf cabana, remove existing 168sf pool shed, remove 66sf of pool patio.  
Zoning District: R-2A, Acres: 4.38

**63 Lyndel Road Prop Mgmt. LLC & 58 Parkview Road S Mgmt. LLC**  
**63 Lyndel Road, 63 A Lyndel, 58 Parkview Road**  
**Block 10047-43.9 & 132.9, 10047-117**

Application to construct a new service drive from Parkview Road South to connect to existing driveway serving residence at 63 Lyndel Road.  
Zoning District: R-2A & R-3A, Acres: 12, 15.98, 2.04

**Cell Tower Modification Application: (report by cell tower consultant)**

**AT & T**  
**29 Adams Lane**  
**Block 9817, Lot 41.9-5**

Application to update equipment at the wireless services facility.

**Minutes Approval: Adoption of the Minutes from June 26, 2025 and July 24, 2025**

**Postponed:**

**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