

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

Thursday, November 20, 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:

Thomas Madden (draft resolution)

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

Old Business:

Swan Lake Trust (approved 12/19/24- extension request)

Old Stone Hill Road

Block 10047, Lots 26.3 and 27.3

Application to merge 2 undeveloped lots and build a 1 -bedroom, 1 story, primary residence with a full bathroom, a kitchen and full basement, a 1 story greenhouse with a full basement, courtyard, motor court and driveway.

Zoning District: R-3A, Acres: 3.79 and 4.2

Klaus Koenigshausen (draft resolution)

56 West Lane

Block 9452, Lot 71

Application to build a 1st floor addition and extension of the pool terrace.

Zoning District: R-2A, Acres: 4.348 Other Boards: Water Control Commission

New Business:

Jeffrey Haller

40 Lower Trinity Pass Road

Block 9455, Lot 9

Application to build a detached garage.

Zoning District: R-1A, Acres: 11.96

Minutes Approval: **Adoption of the Minutes from October 23, 2025**

Postponed:

Scofield Road Partners, LLC

Tommy Pacello

Ebenezer Lane- Lot 80

Block 10263, Lot 80

Application to build a new 3-bedroom single family home, driveway, walkways, pool, patio, stormwater mitigation and septic system.

Zoning District: R-3A, Acres: 2.1

Other Boards: Water Control Commission

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 Other Boards: Zoning Board

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