

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

**Thursday, May 22, 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:**

**Gregory & Shari Kurzer (draft resolution)**

**69 White Birch Lane**

**Block: 9031, Lot:212.1**

Application to build an addition (286sf), a pergola (264sf), pool equipment cover (80sf), pool cabana (400sf), patio & fire pit relocation (200sf).

Zoning District: R-3A, Acres: 2.0

**Greg & Kim Manocherian (draft resolution)**

**52 South Bedford Road**

**Block 9317, Lot 42.9-99**

Application to build a 2-story accessory dwelling unit with 2 bedrooms & pantry.

Zoning District: R-3A, Acres: 7.61      Other Boards: Water Control Commission

**Adam Greto, owner**

**86 Old Logging Road**

**Block 9317, Lot 76.16**

Application to clear .61 acres & build a new single-family residence.

Zoning District: R-3A, Acres: 3.0      Other Boards: Water Control Commission

**Mitch Rubin & Audra Zuckerman**

**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

**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:**

**Giancarlo Pecora**

**148 Salem Road**

**Block 9817, Lot 49**

Application to build a new 3 car garage with an accessory apartment, expand existing driveway, new basement family room addition, finish existing basement for exercise room, laundry & new half bathroom, new patio, new mudroom & walkway with covered breezeway, shorten existing gravel driveway.

Zoning District: R-2A, Acres: 3.128

**David Rosenberg**  
**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

**KKPR, LLC, owner**  
**The Inn at Pound Ridge, applicant**  
**258 Westchester Avenue**  
**Block 9816, Lot 50**

Application to update the site plan to reflect seasonal seating arrangements. Indoor tables as marked on the site plan will not be used while outdoor seating is operational. There is no increase to total seat count. Seasonal nature of seating is reflected on the site plan to avoid multiple seasonal submissions. No new construction or land disturbance is proposed.

Zoning District: R-2A, Acres: 2.39

**Informal Review: No review by the Town Engineer.**

**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

**Minutes Approval: Adoption of the Minutes from April 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