

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

Thursday, June 26, 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:

Adam Greto, owner (draft resolution)

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 approved June 11, 2025

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

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.

Zoning District: R-2A, Acres: 2.39

David Rosenberg (discussion only, no Town Engineer review)

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

**Swan Lake Trust
Old Stone Hill Road
Block 10047, Lots 26.3 and 27.3**

The 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 was approved December 19, 2024. The approval for the subdivision/lot merger expired June 17, 2025 unless filed with the WCDOH. Their filing with the WCDOH is still pending, therefore they are requesting (2) 90- day extensions of the re-subdivision approval.

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

New Business:

**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

**John Steever
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
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

Other Business: Open Space Acquisitions Committee Update by Elyse Arnow

Minutes Approval: Adoption of the Minutes from April 24, 2025 and May, 22, 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

**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