

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

**Thursday, December 18, 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:**

**Jeffrey Haller**

**40 Lower Trinity Pass Road**

**Block 9455, Lot 9**

Application to build a detached garage.

Zoning District: R-1A, Acres: 11.96

**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:**

**Wendy Goldman**

**265 Westchester Avenue**

**Block 9820, Lot 34.3**

Application to make several interior improvements to an existing house including additional bathrooms, changes to the driveway and pool area.

Zoning District: R-2A, Acres: 2.068

**Minutes Approval:** Adoption of the Minutes from October 23, 2025 and November 20, 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

**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