

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, January 22, 2026 at 7pm
In-Person at 179 Westchester Avenue and via Zoom
Zoom Meeting: <https://us02web.zoom.us/j/89661687588>
Dial -In: +1.929.205.6099**

Old Business:

**Jeffrey Haller (draft resolution)
40 Lower Trinity Pass Road
Block 9455, Lot 9**

Application to build a detached garage.
Zoning District: R-1A, Acres: 11.96

**Hollow, LLC (draft resolution)
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

**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

New Business:

**Frank & Conte Bottino
276 Salem Road
Block 10048, Lot 75**

Application to install a pool, patio, fence and drainage system.
Zoning District: R-2A, Acres: 2.9

**Paul Roth
17 Eastwoods Road
Block 9821, Lot 17**

Application to relocate the driveway.
Zoning District: R-3A, Acres: 3.35

Informal Review:

**PMNG Management LLC
54 Westchester Avenue
Block 9455, Lot 25**

Application for a change of use; convert 2 office spaces into residential apartments on the 2nd floor. 2 one-bedroom apartments, 1 two-bedroom apartment. Interior buildout only.
Zoning District: PB-B, Acres: 1.6321

Minutes Approval: Adoption of the Minutes from December 18, 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