

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, September 23, 2021 at 7pm
At the Town House, 179 Westchester Avenue**

Adoption of the Minutes from the Meeting of August 26, 2021.

Old Business:

Steven Michaan, 218 Honey Hollow Road – Resolution

Block 10255, Lot 13.9

Application for a 2-bedroom cottage/accessory structure with proposed driveway access for emergency vehicles to the proposed structure. The project includes the installation of a new septic system and other ancillary residential improvements. All existing structures such as main residence, pool, farm sheds will remain.

Zoning District: R-3A, Acres: 19.653

Previous Meeting: 06/24/21, 08/26/21

Site Walk: 06/29/21

Mo Koyfman, 24 Midway Lane

Block 9452, Lot 10

Application to install a 34' x14' gunite swimming pool with interior spa, adjacent terraces and a 330sf roofed pavilion and open on 4 sides.

Zoning District: R-3A, Acres: 9.795

Previous Meetings: 06/24/21, 07/22/21

Site Walk: 06/29/21

Other Boards: Water Control Commission Approved

Travis O'Brien, 11 Great Hill Farms Road

Block 9317, Lot 49.14

Application for a new swimming pool 12 x 48 and 530sq foot patio.

Zoning District: R-3A, Acres: 3.087

Previous Meeting: 08/26/21

Site Walk: 08/31/21

Stephanie & David Schneider, 309 Pine Brook Road

Block 9450, Lot 12

Application to construct a stand-alone 900sf Accessory Dwelling with approximately 400sf basement and an attached 264sf carport for the home owners' parents.

Zoning District: R-3A, Acres: 1.937

Previous Meeting: 06/24/21

Site Walk: 06/29/21

New Business:

Matthew and Lisa Boxer, 129 Upper Shad Road

Block 9317, Lot 27.2

Application to add 195sf to expand mudroom and create a back-porch entry. The expanded mudroom is to create needed space for servicing the furnace and to provide the required separation between the furnace and the electrical panel as well as update and provide a covering for the commonly used rear entry.

Zoning District: R-3A, Acres: 7.5

Ibrahim Jamal, Trinity Pass Road

Block 9824, Lot 10.3 & 10.4

Application for a new single-family residence with driveway, 3 car garage and inground swimming pool.

Zoning District: R-3A, Acres: 7.82

Other Business:

T-Mobile Modification

89 Westchester Avenue, Pound Ridge Lions

T-Mobile is planning to modify their existing equipment by removing 3 antenna, 9 RRUs and 3 feedlines and installing 3 antennas, 3 RRUs and 1 hybrid line.

Town Board Meeting: 09/21/21 Doug Fishman- Town's Cell Tower Consultant

Zone Text Amendment Update

Postponed Per the Applicant: No reviews by the Town Engineer

Stephen Langelotti, 27 Great Hill Farms Road

Block 9317, Lot 49.10

Application to make modifications to an existing driveway and residence, construction of a pool, pool house and surrounding patio, and installation of a stormwater treatment system for the new impervious service. A fence is proposed for around the side and rear of the property.

Zoning District: R-3A, Acres: 3.2 Site Walk: 08/31/21

Oliver Maltby, 80 Indian Hill Road – working on tree survey per Board's request, planting by the border and house and drive position

Block 9820, Lot 23.5

Application for a new single-family residence with a garage on an existing undeveloped subdivision lot. Privacy plantings will be provided near the driveway to limit visibility from neighbors.

Zoning District: R-3A, Acres 4.497 Site Walk: 08/31/21

Barnegat Barns LLC, Jamie Hammel, 103 Barnegat Road- postponed until after Zoning Board approval

Block 9457, Lot 2

Application for a new garage to an existing home and the replacement of an existing swimming pool and terrace.

Zoning District: R-3A, Acres: 2.182 Previous Meeting: 08/26/21 Site Walk: 08/31/21

Kenneth & Alexandra Creed, 246 Honey Hollow Road

Block 10527, Lot 1

Application for a new pool house, pool, fencing, terraces and landscape to manage a change in slope to connecting main house. Behind the pool house is secondary parking proposed given the site variances. Separately at the main entrance to the property, they are proposing a new detached 2 car garage adjacent to the parking area as there is currently none on the site. No change to the size of the parking or to the main driveway entry is proposed. There is also no change or expansion proposed to the main house.

Zoning District: R-3A, Acres: 3.914 Site Walk: 08/31/21