

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, November 18, 2021 at 7pm
At the Town House, 179 Westchester Avenue**

Old Business:

Barnegat Barns LLC, Jamie Hammel, 103 Barnegat Road (Resolution)

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, 10/28/21

Site Walk: 08/31/21 Zoning Board Approved Variance

Oliver Maltby, 80 Indian Hill Road (Resolution)

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 Previous Meeting: 08/26/21, 10/28/21 Site Walk: 08/31/21

New Business:

Chris & Whitney Taussig, 9 Great Hill Farms Road

Block 9317, Lot 49.13

Application to build a 2- story addition to the house, remove and replace stone terrace and build a 1 story addition to 1 barn.

Zoning District: R-3A, Acres 6.224

BreadsNBakes, Jason Bowman, applicant, Doug Sachs, owner, 73 Westchester Avenue

Block 9454, Lot 10

Application to renovate an existing food preparation and sales space to a bakery and take-out food establishment, interior alterations and the addition of exterior doors and windows.

Zoning District: PB-A, Acres .67

Pound Ridge Library, 271 Westchester Avenue

Block 9820, Lot 36

Application to extend existing parking area behind the library building.

Zoning District: R-2A, Acres: 2.818

Other Business:

Adoption of the Minutes from the Meeting of October 28, 2021.

Significant Habitats Hudsonia Presentation, Friday November 19, 12-4:30pm, RSVP to Christeen

Cell Tower Modifications- Reports by Doug Fishman- Town's Cell Tower Consultant

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 Referral: 09/21/21

Verizon Modification

89 Westchester Avenue, Pound Ridge Lions

Verizon is planning to modify their existing equipment by swapping (6) antennas, removing (6) RRUs and installing (9) RRUs.

Town Board Referral: 10/5/21

Postponed Per the Applicant: No reviews by the Town Engineer

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 Previous Meeting: 09/23/21, 10/28/21

Site Walks: 10/9/21, 10/15/21

Subdivision/Lot Line Change Application and Updated Information for the Residential Application will be submitted for the December meeting

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, 9/23/21

Site Walk: 06/29/21

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 Previous Meeting: 09/23/21

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 Previous Meeting: 08/26/21 Site Walk: 08/31/21