

TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, January 27, 2022 at 7pm
Via Zoom Only
<https://us02web.zoom.us/j/83641679705>
Dial In: +1 929 205 6099

Old Business:

**BreadsNBakes, Jason Bowman, applicant, Doug Sachs, owner, 73 Westchester Avenue (Resolution)
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 Previous Meeting: 11//18/21, 12/16/21 Site Walk: 11/27/21

**Ibrahim Jamal, 147 Trinity Pass Road
Block 9821, Lot 10.1**

Application to renovate an existing single-family dwelling.

Zoning District: R-3A, Acres: 5.04 Previous Meeting: 12/16/21 Site Walk: 01/15/22

**Ibrahim Jamal, Trinity Pass Road- 2 applications
Block 9824, Lot 10.3 & 10.4**

1. Application for a new single-family residence with driveway, 3 car garage and inground swimming pool.
 - a. Previous Meeting: 09/23/21, 10/28/21 Site Walks: 10/9/21, 10/15/21
2. Application to merge 2 lots. **Subdivision/Lot Line Merger – 1st meeting**

Zoning District: R-3A, Acres: 7.82

New Business:

**Dennis and Wendy Mele, 250 Salem Road
Block 10047, Lot 58**

Application to install miscellaneous foundations, footings and slab to support a pre-engineered swim spa unit, 9' x 17' with perimeter wood decking and railing system.

Zoning District: R-2A, Acres: 2.01

**Marc Yaggi & Sarah Douglis, Adjacent lot to 63 Hack Green Road
Block 9828, Lot 11.2**

Application to build a new single-family home to be served by a private well and septic.

Zoning District: R-3A, Acres 3.0

**Misha Rubin, 10 Pheasant Road West
Block 9031, Lot 93**

Application to build a new larger rear deck with a storage shed under part of the deck and create a ½ bath in the loft area over the existing garage.

Zoning District: R-2A, Acres 2.01

**Schaeffer Realty, LLC, owner, GUNKS Holding Corp., applicant, 66 Westchester Ave.
Block 9320, Lot 65**

Application to install 2 propane tank exchange cabinets for retail sales.

Zoning District: PB-A, Acres: .64

Other Business:

Adoption of the Minutes from the Meeting of December 16, 2021.

Comprehensive Plan Update

Community Organizations' Ongoing Projects & Communication

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

T-Mobile Modification

29 Adams Lane

Block 9817, Lot 41.9-5

T-Mobile is planning to modify their existing equipment by swapping out 9 antenna, 6 RRHs, 3 transmission cables and remove 3 RRHs, 6 transmission cables and install 1 FIF rack.

Town Board Referral: 12/14/21 *Sent to Doug Fishman, cell tower consultant for review.*

T-Mobile Modification

89 Westchester Avenue, Pound Ridge Lions

Block 9454, Lot 36

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 *No updates submitted yet from T-Mobile regarding Doug Fishman's first report.*

Postponed Per the Applicant: No review by the Town Engineer.

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 Previous Meeting: 11/18/21

Site Walk: 11/27/21

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 Previous Meeting: 11/18/21

Site Walk: 11/27/21

Other Applications: Water Control Commission, Zoning Board

Postponed until after their Zoning Board application is reviewed.

Aris Samad-Yahaya, 205 Honey Hollow Road

Block 10526, Lot 9

Application to build a new house at same location as existing nonconforming house.

Zoning District: R-3A, Acres: 2.697

Other Application: Landmarks Commission

Postponed until after their return to the Landmarks Commission.