

**TOWN OF POUND RIDGE**  
**PLANNING BOARD MEETING AGENDA**  
**Thursday, February 17, 2022 at 7pm**  
**In-Person at 179 Westchester Ave. & via Zoom**  
**Zoom Meeting: <https://us02web.zoom.us/j/83641679705>**  
Dial -In: +1 929 205 6099

**Old Business:**

**Stephanie & David Schneider, 309 Pine Brook Road**  
**Block 9450, Lot 12**

Changing application to construct an accessory dwelling to now proposing to build a 2 ½ story addition to existing house of which the 1<sup>st</sup> floor (953sf) will be an attached accessory apartment.

**Zoning District: R-3A, Acres: 1.937      Previous Meeting: 06/24/21, 9/23/21, Site Walk: July 2021**

**Dennis Dilmaghani, 492 Long Ridge Road – New info since July 2021 Approval**  
**Block 9031, Lot 171.3**

Application for new construction of a 2 story, 4 bedrooms single family residence with new septic system, landscaping and driveway with access to Long Ridge Road.

**Zoning District: R3-A, Acres: 3.011**

**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**

**Stephen Langelotti, 27 Great Hill Farms Road**  
**Block 9317, Lot 49.10**

Application to make modifications to an existing driveway & residence, construction of a pool, pool house & surrounding patio & terrace space, install pool equipment & a generator, & installation of a stormwater treatment system for the new impervious service. A fence is proposed for around the side and rear of the property & lighting along the common driveway & property.

**Zoning District: R-3A, Acres: 3.2      Site Walk: September 2021**

**New Business:**

**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 Applications: Landmarks, Zoning Board**

**Prior PB application was withdrawn before Town Engineer review & 1<sup>st</sup> meeting.**

**Jennifer Kaplan & Jeff Nadler, 39 Great Hill Farms Road**  
**Block 9317, Lot 49.5-1**

Application to build a new gunite swimming pool 20'x40' and spa 7'x 9, concrete retaining walls and terraces, stormwater detention system with associated grading.

**Zoning District: R-3A, Acres: 3.318**

**Other Business:      Adoption of the Minutes from the Meeting of January 27, 2022.**

**Cell Tower Modifications- No updates to date. Reports are done by Doug Fishman- 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.**

**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

**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 – 1<sup>st</sup> meeting**

Zoning District: R-3A, Acres: 7.82

**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