

TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, March 24, 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 - Resolution
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 1st floor (953sf) will be an attached accessory apartment.

Zoning District: R-3A, Acres: 1.937 Previous Meetings: 06/24/21, 9/23/21, 2/27/22

Site Walk: July 2021

Dennis Dilmaghani, 492 Long Ridge Road – Resolution- Modification to Prior Approval in 2021
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. **Previous Meetings: 2021 and 2/17/22**

Zoning District: R3-A, Acres: 3.011

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 Previous Meeting: 1/27/22 Site Walk: 2/26/22

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 Previous Meeting: 2/17/22 Site Walk: 2/26/22

Marc Yaggi & Sarah Douglass, 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 Previous Meeting: 2/17/22 Site Walk: 2/26/22

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 Previous Meeting: 2/17/22 Site Walk: 2/26/22

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, 1/27/22 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

Previous Meeting: August 2021 Site Walk: September 2021

**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

New Business:

**Michael Wolff, 193 Salem Road
Block 12063, Lot 5**

Application to build a new pool house, 560sf and remove existing pool shed, 168sf.

Zoning District: R-2A, Acres: 4.38

**Benjamin Clymer, 223 Westchester Avenue
Block 9820, Lot 15.3**

Application to renovate and add to an existing barn to create a 3- bedroom dwelling with an expanded garage. The location of the access driveway will be reconfigured to work with the proposed addition. An individual well and separate sewage disposal system will be installed to serve the new dwelling. A stormwater infiltration system is proposed to mitigate increase in stormier runoff as a result of the proposed project.

Zoning District: R-2A, Acres: 2.5434

Other Business: Adoption of the Minutes from the Meeting of February 17, 2022.

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

**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 & 1st meeting.

**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

**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