

**TOWN OF POUND RIDGE  
PLANNING BOARD MEETING AGENDA**

**Thursday, April 28, 2022 at 7pm**

**Zoom only**

**Zoom Meeting: <https://us02web.zoom.us/j/83641679705>**

Dial -In: +1 929 205 6099

**Old Business:**

**Misha Rubin, 10 Pheasant Road West (resolution)**

**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 Meetings: 1/27/22, 03/24/22**    **Site Walk: 2/26/22**

**Jennifer Kaplan & Jeff Nadler, 39 Great Hill Farms Road (resolution)**

**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 Meetings: 2/17/22, 03/24/22; Site Walk: 2/26/22**

**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**    **Previous Meeting: 03/24/22 Site Walk: 04/01/22**

**Pound Ridge Library, 271 Westchester Avenue**

**Block 9820, Lot 36**

Revised application from November 2021 to propose additional site lighting for existing parking, roadway and pedestrian paths. No longer proposing to expand existing parking lot.

Zoning District: R-2A, Acres: 2.818    **Previous Meeting: 11/18/21**    **Site Walk: 11/27/21**

**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Prior PB application was withdrawn before Town Engineer review & 1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.

**Kenneth & Alexandra Creed, 246 Honey Hollow Road**

**Block 10527, Lot 1**

Revised application to extend existing house living space, pool and outdoor space. The proposed work includes an expansion of the existing theater room to create a Master Bedroom suite, which cantilevers over the steep slope from the existing structure. There is also an expansion of a current bedroom to create a larger home office. Lastly, they are proposing a pool with surrounding terrace as well as enclosing the ground space under the current existing building structure to have a recreation room connecting to it.

Zoning District: R-3A, Acres: 3.914    **Previous Meeting & Site Walk: August 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:**

**Taylor Deupree & Tina Chan, 63 Old Stone Hill Road  
Block 9817, Lot 58**

Application to build a new 359sf garage, 275 sq. ft. music recording room, and 200 sq. ft. outdoor terrace located next to an existing residence.  
Zoning District: R-3A, Acres: 3.05

**Marc Vandenhoeck & Michele Rudolph, 75 Old Mill River Road  
Block 9824, Lot 36.4**

Application to build a new pool house/accessory dwelling unit structure.  
Zoning District: R-3A, Acres: 6.748

**John Bria, Board Chair for this Application**

**Cell Tower Modification Applications:**

**Final Reports from 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

Doug Fishman's Final Report Received

PB approval is needed before it's sent back to the Town Board for the Special Use Permit to be updated.

**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

Doug Fishman's Final Report Received

PB approval is needed before it's sent back to the Town Board for the Special Use Permit to be updated.

**Verizon Modification**

**29 Adams Lane**

Verizon is planning to modify their existing equipment by removing 6 antennas, installing 12 antennas and swapping out 9 RRUs.

Town Board Referral: 10/5/21

Doug Fishman's Final Report Received

PB approval is needed before it's sent back to the Town Board for the Special Use Permit to be updated.

**Other Business:**

**Adoption of the Minutes from the Meeting of March 24, 2022.**

**Water/Wastewater Task Force Update: David Dow**

**Comprehensive Plan Update: Rob Knorr and Michele Rudolph**

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

**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                      **Previous Meetings: 2/17/22, 03/24/22; Site Walk: 2/26/22**

**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 Meetings: 08/26/21, 03/24/22 Site Walk: September 2021**

**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    Previous Meeting: 03/24/22 Site Walk: 04/01/22**

**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 – 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