

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, May 26, 2022 at 7pm
In-Person at 179 Westchester Avenue and via Zoom
Zoom Meeting: <https://us02web.zoom.us/j/83641679705>
Dial -In: +1 929 205 6099**

Old Business:

**Michael Wolff, 193 Salem Road (resolution)
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 (resolution)
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 (resolution)
Block 10526, Lot 9**

Application to build a new house at same location as existing nonconforming house.
Zoning District: R-3A, Acres: 2.697 Site Walk: April 2022
Other Applications: Landmarks, 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 Meetings: 08/26/21, 03/24/22 Site Walk: September 2021

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

Application to build a new single-family residence 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 3-bedroom house. 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

**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

New Business:

Richard Bellis, 10 Miller Road

Block 9318, Lot 1.35

Application to build an open-air pool pavilion.

Zoning District: R-3A, Acres: 3.815

Nast Construction Three, LLC, Mike Nast, 265 Stone Hill Road

Block 9817, Lot 3.3

Application to build a new single-family residence, pool, driveway, SSTS & well. This is lot 3 of the previous S & S development. It is noted that the common driveway, stormwater and electric have already been installed.

Zoning District: R-3A, Acres: 6.82

Nast Construction Four, LLC, Mike Nast, 263 Stone Hill Road

Block 9817, Lot 3.2

Application to build a new single-family residence, pool, driveway, SSTS & well. This is lot 2 of the previous S & S development. It is noted that the common driveway, stormwater, and electric have been already installed.

Zoning District: R-3A, Acres: 4.21

Brian & Maggie Troxler, Owner, Welcome Homes, Applicant, 59 on GIS / 63 on plans Park View Road

Block 10047, Lot 123

Application to build a new 4-bedroom house with a new septic system, drilled well, drainage and driveway.

Zoning District: R-2A, Acres: 2.163

Abby Simpson, owner, Welcome Homes, Applicant, 0 Dann Farm Road

Block 9457, Lot 5.2

Application to build a new single-family residence on lot 5.2 of the Simpson Subdivision Plat approved May 27, 2021.

Zoning District: R-3A, Acres: 3.509

Rob Knorr, owner, Welcome Homes, applicant, 28 Upper Shad Road

Block 9320, Lot 112

Application to build a new 3-bedroom house with new driveway, septic system and drilled well and relocating existing driveway for adjacent property.

Zoning District: R-2A, Acres: 2.014

Pound Ridge Golf Club, Eastwoods LLC, 18 High Ridge Road

Block 9316, Lot 18.9

Application to amend the Integrated Turfgrass Pest Management Plan and to expand the list of chemicals that can be used on the turf. A request was made to the Town Board, which referred the matter to the PB for review and recommendation. Compliance with the ITPMP is a condition of the Site Plan Approval previously issued by the Planning Board. No construction or land disturbance is proposed as part of this request. All new chemicals are approved for use in NY by the US EPA and the NYSDEC.

Zoning District: R-3A, Acres: +/- 179

Other Business:

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

Adoption of the Minutes from the Meeting of April 28, 2022.

Postponed Per the Applicant: No review by the Town Engineer

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

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: August 2021, 04/28/22

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 – 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