

**TOWN OF POUND RIDGE**  
**PLANNING BOARD MEETING AGENDA**  
**Thursday, July 28, 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:**

**Taylor Deupree & Tina Chan, 63 Old Stone Hill Road (resolution)**

**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

**Rob Knorr, owner, Welcome Homes, applicant, 28 Upper Shad Road (resolution)**

**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

**Richard Bellis, 10 Miller Road (resolution)**

**Block 9318, Lot 1.35**

Application to build an open-air pool pavilion.

Zoning District: R-3A, Acres: 3.815

**Patrick & Kanthimathi Morrissey, 14 Old Pound Road**

**Block 9820, Lot 29.2**

Application to build a swimming pool.

Zoning District: R-2A, Acres: 2.697

**Neil Solomon & Selena Shen, 340 Salem Road**

**Block 10047, Lot 102**

Application to relocate a driveway from South Salem Road to Park View Road and tree removals.

Zoning District: R-2A, Acres: 2.45

**Emily & Kristopher Konrad, 101 Barnegat Road**

**Block 9457, Lot 1.9, Landmarked House**

Application for a renovation and additions to an existing single-family residence built circa the 1880s. 20<sup>th</sup> century alterations are being removed and replaced with additions that are in keeping with the historic style, materials and character of the original house.

Zoning District; R-3A, Acres: 2.204

**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

**Jordan Figman & Julia Horn, owners, 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

**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

**New Business:**

**Robbyn Sockolow, 20 Threshing Rock Road  
Block 9818, Lot 1.45**

Application to build a 12' x17' sun room addition and a 4' x 14' width expansion for the front portico.

Zoning District: R-3A, Acres: 4.521

**Cell Tower Modification Application:**

**Final Report from Doug Fishman, Town's Cell Tower Consultant**

**DISH Modification, 89 Westchester Avenue  
Block 9454, Lot 36.1**

Dish is planning to add equipment and antennas to the existing wireless services facility.

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:**

**Town Code: 88-13 Design Review Group – Discussion**

**§ 88-13 Design Review Group.**

The Town Board of the Town of Pound Ridge shall appoint a Design Review Group, to serve at the pleasure of the Town Board, consisting of three residents of the Town of Pound Ridge, of whom one shall be a member of the Planning Board, and to delegate to the Design Review Group the responsibility of advising the Planning Board, Building Inspector and/or the applicant, when requested, with reference to the desirable and effective use of signs.

**Adoption of the Minutes from the Meeting of June 23, 2022**

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

**Lauren Barber, 66 Fancher Road**

**Block 9821, Lot 2 and 3**

Lot Line Change Application to combine lots 2 and 3.

**Zoning District: R-3A, Acres: 10**

**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

**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

**Other Applications: Water Control Commission**

**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

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

**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