

**TOWN OF POUND RIDGE**  
**PLANNING BOARD MEETING AGENDA**  
**Thursday, September 22, 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:**

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

Application to build a 12' x 17' sun room addition and a 4' x 14' width expansion for the front portico.  
Zoning District: R-3A, Acres: 4.521

**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**

**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

**New Business:**

**Philip & Ronnie Brachman, 79 Indian Hill Road**  
**Block 9820, Lot 23.4-9**

Application to build a shade pergola attached to existing building and extend the driveway.

Zoning District: R-3A, Acres: 5.68

**Joe DiPietro, Chubby's Hardware, 68 Westchester Avenue**  
**Block 9320, Lot 64**

Application to build a 24' x 32' addition to existing storage building behind Chubby's Hardware similar in style to existing storage building.

Zoning District: PB-A, Acres: .5

**Jonathan Roggen and Jane Kim, Scofield Road**  
**Block 10263, Lot 60**

Application to build a new 3-bedroom home with a new septic system, drilled well, drainage and driveway.

Zoning District: R-3A, Acres: 2.21

**Other Business:**

**Informal Review for Feedback on Concept- NO REVIEW BY THE TOWN ENGINEER**

**John Roa and Candice Milano-Roa, 86 Cross River Road**

**Block 11824, Lot 1.1**

Preliminary review of potential application to connect the accessory structure to the main residence, build an addition to the rear of the main residence, a pool pavilion, a free -standing garage and other site work.

**Pound Ridge Fire District: Informal Presentation**

**Peter Gallagher, Chairman, Board of Fire Commissioners**

**Adoption of the Minutes from the Meeting of July 28, 2022**

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

**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**

**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