

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, October 27 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 (resolution)

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

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

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

New Business:

Jeffrey Skiba & Colleen Moore, 48 Horseshoe Hill Road

Block 9452, Lot 116

Application to build a 2 -bedroom, 1 -bathroom accessory apartment 32' x 34'.

Zoning District: R-2A, Acres: 2.55

Kevin Gan, Oberon Foundation

314 Stone Hill Road, Block 9816, Lot 74

Application to build a 1,200 sq. foot accessory structure for at least 1 artist at a time for 3 to 4 months or longer depending on the artists' needs. The Property and Art Studio will be used strictly by the residents involved in the Artists in Residency Program.

Zoning District: R-3A, Acres: 4.452

Minutes Approval:

Adoption of the Minutes from the Meeting of September 22, 2022

Other Business:

Executive Session: Legal Matter

Postponed Per the Applicant: No review by the Town Engineer

**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

**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

**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.

Last meeting was an Informal Review and Site Walk Done: They will come back with full application and establish an escrow.

**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 – 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