

**TOWN OF POUND RIDGE**  
**PLANNING BOARD MEETING AGENDA**  
**Thursday, November 17 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:**

**Jonathan Roggen and Jane Kim, Scofield Road (resolution)**

**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 (resolution)**

**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

**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                      Other Boards: Water Control Commission

**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    Other Boards: 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

**New Business:**

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

**Block 11824, Lot 1.1**

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 they had preliminary site walk.  
Zoning District: R-3A, Acres: 4.55

**Minutes Approval:**

**Adoption of the Minutes from the Meeting of September 22, 2022 and October 27, 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