

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

**Stephen Langelotti, 27 Great Hill Farms Road (resolution)
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

**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

**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

**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

New Business:

**Jan Gajdos, 515 Long Ridge Road
Block 9317, Lot 63**

Application to build a new 5-bedroom house, driveway and pool.

Zoning District: R-3A, Acres: 2.0

**Andrew & Christa Chepurny, 29 Joshua Hobby Lane
Block 9317, Lot 21.9-1**

Application to build a new 5 – bedroom house, pool, septic and well.

Zoning District: R-3A, Acres: 4.48

**Gary Feola, Scofield Partners LLC, Scofield Road
Block 10263, Lot 82**

Application to build a new home, driveway off of Ebenezer Lane, pool, well and septic.
Zoning District: R-3A, Acres: 2.1

**Gary Feola, Scofield Partners LLC, Ebenezer Lane
Block 10263, Lot 81**

Application to build a new home, driveway, pool, well and septic.
Zoning District: R-3A, Acres: 2.1

New Business: Informal Review- No review by the Town Engineer

**Swan Lake Trust, 128 Old Stone Hill Road
Block 10047, Lot 28**

Application to build a greenhouse, an orangery, chicken coop & storage shed.
Zoning District: R-3A, Acres: 6.21

Minutes Approval:

Adoption of the Minutes from the Meeting of November 17, 2022

Postponed Per the Applicant: No review by the Town Engineer

**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

**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