

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, January 26 at 7pm
In-Person at 179 Westchester Avenue and via Zoom
Zoom Meeting: <https://us02web.zoom.us/j/86318842859>
Dial -In: +1 929 205 6099**

Old Business:

**John Roa and Candice Milano-Roa, 86 Cross River Road (resolution)
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.
Zoning District: R-3A, Acres: 4.55

**Jeffrey Skiba & Colleen Moore, 48 Horseshoe Hill Road (resolution)
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

**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

**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 Approved

**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

Jan Gajdos, 515 Long Ridge Road (no review by the Town Engineer, informal update)

Block 9317, Lot 63

Application to build a new 5-bedroom house, driveway and pool.
Zoning District: R-3A, Acres: 2.0

Nast Construction Three LLC, 263 Stone Hill Road

Block 9817, Lot 3.2

Application to update the layout of the dwelling and driveway since it was approved on July 28, 2022 to minimize the amount of rock removal.
Zoning District: R-3A, Acres: 4.21

New Business:

Hobby Barn, LLC, 270 Stone Hill Road

Block 9816, Lot 76

Application to build a pool cabana and install a new septic system.
Zoning District: R-3A, Acres: 7.054

Mario Masseroli, 450 Long Ridge Road

Block 9031, Lot 169

Application to re-build an existing building in its pre-existing form that was destroyed by a fire.
Zoning District: R-3A, Acres: 7.45

Other Business:

Pound Ridge Golf Club, Eastwoods LLC, 18 High Ridge Road

Block 9316, Lot 18.9

Application to amend the Integrated Turfgrass Pest Management Plan and to expand the list of chemicals that can be used on the turf. A request was made to the Town Board, which referred the matter to the PB for review and recommendation. Compliance with the ITPMP is a condition of the Site Plan Approval previously issued by the Planning Board. No construction or land disturbance is proposed as part of this request. All new chemicals are approved for use in NY by the US EPA and the NYSDEC.
Zoning District: R-3A, Acres: +/- 179

The Planning Board referred this application to the Town Board in May 2022 because it required the Special Use Permit to be Amended. A Risk Evaluation of New Pesticides report was submitted to the Town Board in November 2022 and reviewed by the Town Engineer. The application to amend the Special Use Permit was approved by the Town Board on January 10, 2023. The Risk Evaluation of New Pesticides is filed with the entire application and Special Use Permit.

T-Mobile Modification

29 Adams Lane

Block 9817, Lot 41.9-5

T-Mobile is planning to modify their existing equipment by swapping out 9 antenna, 6 RRHs, 3 transmission cables and remove 3 RRHs, 6 transmission cables and install 1 FIF rack.
Town Board Referral: 12/14/21

Doug Fishman’s Final Report Received and states that the application is complete and acceptable for approval. PB approval is needed before it’s sent back to the Town Board for the Special Use Permit to be updated.

Minutes Approval:

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