

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, February 16 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:

Neil Solomon & Selena Shen, 340 Salem Road (resolution)

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 (resolution)

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

Gary Feola, Scofield Partners LLC, Scofield Road (resolution)

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 (resolution)

Block 10263, Lot 81

Application to build a new home, driveway, pool, well and septic.

Zoning District: R-3A, Acres: 2.1

Nast Construction Three LLC, 263 Stone Hill Road (resolution)

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

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

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

**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

**Oliver Maltby, 80 Indian Hill Road Planning Board Approval from November 2021 expired
Block 9820, Lot 23.5**

Application for a new single-family residence with a garage on an existing undeveloped subdivision lot. Privacy plantings will be provided near the driveway to limit visibility from neighbors.
Zoning District: R-3A, Acres 4.497

New Business:

**Ivanhoe Robin Hood, LLC, 34 & 34A Robin Hood Road
Block 9031, Lot 61**

Application to rebuild an existing main house, and remove guest house, accessory structure and associated hardscape.
Zoning District: R-2A, Acres: 5.4

Minutes Approval:

Adoption of the Minutes from the Meetings of December 22, 2022 and January 26, 2023