

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, October 28, 2021 at 7pm
At the Town House, 179 Westchester Avenue**

Old Business:

**Travis O'Brien, 11 Great Hill Farms Road (Resolution)
Block 9317, Lot 49.14**

Application for a new swimming pool 12 x 48 and 530sq foot patio.

Zoning District: R-3A, Acres: 3.087 Previous Meeting: 08/26/21, 09/23/21 Site Walk: 08/31/21

**Matthew and Lisa Boxer, 129 Upper Shad Road (Resolution)
Block 9317, Lot 27.2**

Application to add 195sf to expand mudroom and create a back-porch entry. The expanded mudroom is to create needed space for servicing the furnace and to provide the required separation between the furnace and the electrical panel as well as update and provide a covering for the commonly used rear entry.

Zoning District: R-3A, Acres: 7.5

**Jennifer Magnone, 111 Horseshoe Hill Road (New Vote and Resolution)
Block 8452, Lot 46**

Application to add a 10' x 20' extension at the front of the home to expand/enlarge 2 bathrooms.

Zoning District: R2-A, Acres: 2.0 Previous Meeting: 06/24/21, 07/22/21 Site Walk: 06/29/21

Zoning Board Approved Variance

**Barnegat Barns LLC, Jamie Hammel, 103 Barnegat Road
Block 9457, Lot 2**

Application for a new garage to an existing home and the replacement of an existing swimming pool and terrace.

Zoning District: R-3A, Acres: 2.182 Previous Meeting: 08/26/21 Site Walk: 08/31/21

Zoning Board Approved Variance Update- No Review by the Town Engineer

Oliver Maltby, 80 Indian Hill Road

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 Previous Meeting: 08/26/21 Site Walk: 08/31/21

**Ibrahim Jamal, Trinity Pass Road
Block 9824, Lot 10.3 & 10.4**

Application for a new single-family residence with driveway, 3 car garage and inground swimming pool.

Zoning District: R-3A, Acres: 7.82 Previous Meeting: 09/23/21

Site Walks: 10/9/21, 10/15/21

Other Business:

Adoption of the Minutes from the Meeting of September 23, 2021.

Zone Text Amendment Referral to the Town Board

Significant Habitats Hudsonia Presentation, Friday November 19, 12-4:30pm, [RSVP to Christeen](#)

Cell Tower Modifications- Reports by Doug Fishman- Town's Cell Tower Consultant

T-Mobile Modification

89 Westchester Avenue, Pound Ridge Lions

T-Mobile is planning to modify their existing equipment by removing 3 antenna, 9 RRUs and 3 feedlines and installing 3 antennas, 3 RRUs and 1 hybrid line.

Town Board Referral: 09/21/21

Verizon Modification

89 Westchester Avenue, Pound Ridge Lions

Verizon is planning to modify their existing equipment by swapping (6) antennas, removing (6) RRUs and installing (9) RRUs.

Town Board Referral: 10/5/21

Postponed Per the Applicant: No reviews by the Town Engineer

Stephanie & David Schneider, 309 Pine Brook Road

Block 9450, Lot 12

Application to construct a stand-alone 900sf Accessory Dwelling with approximately 400sf basement and an attached 264sf carport for the home owners' parents.

Zoning District: R-3A, Acres: 1.937 Previous Meeting: 06/24/21, 9/23/21

Site Walk: 06/29/21

Stephen Langelotti, 27 Great Hill Farms Road

Block 9317, Lot 49.10

Application to make modifications to an existing driveway and residence, construction of a pool, pool house and surrounding patio, and installation of a stormwater treatment system for the new impervious service. A fence is proposed for around the side and rear of the property.

Zoning District: R-3A, Acres: 3.2 Previous Meeting: 09/23/21

Site Walk: 08/31/21

Kenneth & Alexandra Creed, 246 Honey Hollow Road

Block 10527, Lot 1

Application for a new pool house, pool, fencing, terraces and landscape to manage a change in slope to connecting main house. Behind the pool house is secondary parking proposed given the site variances. Separately at the main entrance to the property, they are proposing a new detached 2 car garage adjacent to the parking area as there is currently none on the site. No change to the size of the parking or to the main driveway entry is proposed. There is also no change or expansion proposed to the main house.

Zoning District: R-3A, Acres: 3.914 Previous Meeting: 08/26/21 Site Walk: 08/31/21