

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA**

Thursday, May 27, 2021 at 7pm

Zoom Link: <https://us02web.zoom.us/j/89194024065>

Dial in number: +1 929 205 6099 Meeting ID: 891 9402 4065

Adoption of the Minutes from the Meeting of April 22, 2021.

Old Business:

**Abby Simpson, Simpson Subdivision, 115 Barnegat Road
Block 9457, Lot 5**

Application for Preliminary and Final subdivision approval splitting 6.739 acres into 2 lots; lot 1 consisting of 3.230 acres and existing 1 story frame residence and lot 2 consisting of 3.509 acres.

**Zoning District R-3A, Acres: 6.739 Previous Meetings: 02/25/21, 03/25/21, 4/22/21
Site Walk: 03/20/21**

**Bruce Kramer and Ellen Grogan, 45 Donbrook Road
Block 10051, Lot 13.1 & 2**

Application for the construction of an accessory building to consist of a two- car garage, with attached greenhouse and lounging room. The footprint of the accessory building is 975 square feet. The accessory building will be located approximately 50 feet from the existing single-family dwelling on the lot.

Zoning District: R-3A, Acres: 9.45 Previous Meetings: 03/25/21, 04/22/21 Site Walk: 04/01/21

**Nicholas Haines, 141 Old Church Lane
Block 9827, Lot 31**

Application for a permit for a 2nd floor family room addition, a stairwell addition, a front door roof and terrace expansion.

Zoning District: R-3A, Acres: 5.394 Previous Meeting: 03/25/21, 04/22/21 Site Walk: 04/01/21

**Ellen Warner and Santo Curro, 221 Salem Road
Block 10263, Lot 14**

Application to demolish an existing single-family residence and the construction of a 4-bedroom residence on 2 acres of land. The driveway curb cut will remain unchanged, the internal driveway configuration will be modified to provide access to the lower and upper levels of the home. The project includes installation of a new septic system and private potable well and other ancillary residential improvements; the existing pool will remain.

Zoning District: R-2A, Acres: 2 Previous Meeting 03/25/21, 04/22/21 Site Walk: 04/01/21

**Dennis Dilmaghani, applicant/ 355 Realty LLC, current owner, 492 Long Ridge Road
Block 9031, Lot 171.3**

Application for new construction of a 2 story, 4 bedrooms single family residence with new septic system, landscaping and driveway with access to Long Ridge Road.

**Zoning District: R3-A, Acres: 3.011 Previous Meeting: 04/22/21 Site Walk: 05/11/21
Other Boards: Water Control Commission Applicant, pending DOH approval**

**Grace Douglas, Applicant, Gary Douglas, owner, 57 Fancher Road
Block 9454, Lot 31**

Application to do an interior renovation, new deck with stone steps, new stone patio, addition at existing covered patio and partial removal of existing covered patio.

Zoning District: R-3A, Acres: 4.972

Previous Meeting: 04/22/21

Site Walk: 05/11/21

**Steve Monroe, 203 Upper Shad Road
Block 9317, Lot 19.3**

Application for new construction of a residence, driveway, pool, well and septic system.

Zoning District: R-3A, Acres: 4.08

Previous Meeting: 04/22/21

Site Walk: 05/11/21

Other Boards: Water Control Commission Applicant

New Business:

**Paul Zukowsky, 342 Stone Hill Road
Block 916, Lot 68**

Application for a new detached 2 car garage with a 2nd floor studio. 840sf footprint, 1680sf total.

Zoning District: R-3A, Acres: 2.160

Site Walk: TBD

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

Application for the renovation of, and small additions to a residence- the existing residence exceeds maximum lot coverage. A portion of the existing building is within the original and the extended setbacks but the additions are outside of the extended setbacks. The additions will include two small 1-story additions and one 1- ½ story addition. A large wood deck, stone stairway and a bay window are being removed. The renovations and additions will not affect the number of bedrooms. The project will include minimal site disturbance. Some existing stone walls and a terrace will be patched and repaired as required. The existing stone and asphalt car court will be replaced with gravel.

Zoning District: R-3A, Acres: 2.182

Site Walk: TBD

**Leonard Debono, 267 Westchester Avenue
Block 9820, Lot 34.2**

Application to install a pool and patio.

Zoning District: R-2A, Acres: 2.5

Site Walk: TBD