

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

**Thursday, June 24, 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 May 27, 2021.**

**Old Business:**

**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, 05/27/21 Site Walk: 05/11/21**

**Other Boards: Water Control Commission/Memo, pending DOH & DOT 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, 05/27/21 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, 05/27/21 Site Walk: 05/11/21**

**Other Boards: Water Control Commission**

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

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

**Zoning District: R-3A, Acres: 2.160 Previous Meeting: 05/27/21 Site Walk: 06/14/21**

**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 Previous Meeting: 05/27/21 Site Walk: 06/14/21**

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

Application to install a pool and patio.

**Zoning District: R-2A, Acres: 2.5 Previous Meeting: 05/27/21 Site Walk: 06/14/21**

**New Business:**

**Mo Koyfman, 24 Midway Lane**

**Block 9452, Lot 10**

Application to install a 38' x16' gunite swimming pool with interior spa, adjacent terraces and a 330sf roofed pavilion and open on 3 sides.

**Zoning District: R-3A, Acres: 9.795**

**Other Boards: Water Control Commission**

**Site Walk: TBD**

**Jelitza Delgado, 65 White Birch Lane**

**Block 9031, Lot 215.1**

Application for a new 4 bedroom, 3 ½ bath, 2,594sf single family home, 914sf garage and in-ground swimming pool.

**Zoning District: R-2A, Acres: 2.0**

**Site Walk: TBD**

**Steven Michaan, 218 Honey Hollow Road**

**Block 10255, Lot 13.9**

Application for a 2-bedroom cottage/accessory structure with proposed driveway access for emergency vehicles to the proposed structure. The project includes the installation of a new septic system and other ancillary residential improvements. All existing structures such as main residence, pool, farm sheds will remain.

**Zoning District: R-3A, Acres: 19.653**

**Site Walk: TBD**

**Stephanie and 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**

**Site Walk: TBD**

**Jennifer Magnone, 111 Horseshoe Hill Road**

**Block 8452, Lot 46**

Application to add a 10' x20' extension at the front of the home to expand/enlarge 2 bathrooms.

**Zoning District: R2-A, Acres: 2.0**

**Site Walk: TBD**