

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, July 22, 2021 at 7pm
At the Town House, 179 Westchester Avenue**

Adoption of the Minutes from the Meeting of June 24, 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 Meetings: 04/22/21, 05/27/21, 06/24/21

Site Walk: 05/11/21

Other Boards: Water Control Commission/Memo, DOT approved

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 Meetings: 04/22/21, 05/27/21, 06/24/21

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 2nd floor studio. 840sf footprint, 1680sf total.

Zoning District: R-3A, Acres: 2.160 Previous Meetings: 05/27/21, 06/24/21

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 Meetings: 05/27/21, 06/24/21

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 Meetings: 05/27/21, 06/24/21

Site Walk: 06/14/21

Planning Board Agenda

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Mo Koyfman, 24 Midway Lane (postponed per applicant)

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

Previous Meeting: 06/24/21

Site Walk: 06/29/21

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

Previous Meeting: 06/24/21

Site Walk: 06/29/21

Steven Michaan, 218 Honey Hollow Road (postponed per applicant)

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

Previous Meeting: 06/24/21

Site Walk: 06/29/21

Stephanie and David Schneider, 309 Pine Brook Road (postponed per applicant)

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

Site Walk: 06/29/21

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

Previous Meeting: 06/24/21

Site Walk: 06/29/21

Louis Navarro, 3521 Property LLC, 27 Tatomuck Road

Block 9816, Lot 27

Application for a permit to reconstruct a single-family residence and realign the existing driveway.

Zoning District: R-2A, Acres: 2.001

Previous Meetings: 01/28/21, 02/25/21

New Business:

Sam Fertik and Julie Levitt-Fertik, Adjacent to 129 Upper Shad Road

Block 9317, Lot 27.1

Application to construct a new 2 ½ story dwelling, including new septic, well and stormwater management.

Zoning District: R-3A, Acres: 3.509

Site Walk: TBD

Anthony Kim, 37 West Lane

Block 9818, Lot 9.9

Application to build a tennis court and patio along a stone retaining wall and remove the basketball court and return the area to lawn.

Zoning District: R-2A, Acres: 7.407

Site Walk: TBD

**J. Wolf Home, LLC, 259 Westchester Avenue
Block 9820, Lot 32**

Application to change the use of existing storage barn, 1328 sf, to new office space for video production. No changes proposed to the existing buildings, existing exterior light and signage. No additional site improvements are proposed.

Zoning District: R-2A, Acres: .27

Site Walk: TBD

Other Business:

Westchester Land Trust, Parking Lot Discussion

Zone Text Amendment Review and Discussion