

**TOWN OF POUND RIDGE
PLANNING BOARD MEETING AGENDA
Thursday, August 26, 2021 at 7pm
At the Town House, 179 Westchester Avenue**

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

Old Business:

Jelitza Delgado, 65 White Birch Lane (resolution prepared)

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 Meetings: 06/24/21,7/22/21

Site Walk: 06/29/21

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 Meetings: 04/22/21, 05/27/21, 06/24/21, 07/22/21

Site Walk: 05/11/21

Other Boards: Water Control Commission

Sam Fertik & 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

Previous Meeting: 7/22/21 Site Walk: 7/27/21

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

Previous Meeting: 7/22/21 Site Walk: 7/27/21

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

Previous Meeting: 06/24/21

Site Walk: 06/29/21

New Business:

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

Site Walk: TBD

Travis O'Brien, 11 Great Hill Farms Road

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

Site Walk: TBD

**Oliver Maltby, 80 Indian Hill Road
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**Site Walk: TBD****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**Site Walk: TBD****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**Site Walk: TBD****Other Business: Zone Text Amendment Update****Postponed: No reviews by the Town Engineer.****Mo Koyfman, 24 Midway Lane (postponed until after Water Control Commission in September)****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**Previous Meetings: 06/24/21, 07/22/21****Site Walk: 06/29/21****Other Boards: Water Control Commission****Jennifer Magnone, 111 Horseshoe Hill Road (postponed until after zoning board in September)****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, 07/22/21****Site Walk: 06/29/21****J. Wolf Home, LLC, 259 Westchester Avenue (postponed until after zoning board in September)****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**Previous Meeting: 7/22/21****Site Walk: 7/27/21****Stephanie & David Schneider, 309 Pine Brook Road (postponed, will return for September meeting)****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**