

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, June 28, 2018
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of May 24, 2018

Yaggi, 63 Hack Green Road, Block 9828, Lot 9. Review and ratification of Resolution of Approval for Residential Site Plan for a proposed ground mounted solar array that also exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 11.07 acres.

Previous meeting dates: 04/26/18, 05/24/18

Board walked property: 05/08/18

Splinter Construction, Inc. (Nast, contract vendee), Rock Hill Way, Block 9031, Lot 189. Application for Residential Site Plan and Steep Slopes to construct a new residence, paved driveway, in ground pool, new on-site septic system and new drilled well. The property is located in an R-3A zoning district and consists of 3.10 acres.

Previous meeting dates: 04/26/18, 05/24/18

Board walked property: 05/08/18

Ruckh, 33 Great Hill Farm Road, Block 9317, Lot 49.7. Review of Lighting Plan associated with Site Plan Approval for renovations/modifications to the existing decking, walkways and landscaping, construction of a pergola and gas fire pit/seating area, and relocation of pool fencing.

Previous meeting dates: 10/26/17, 01/25/18, 02/27/18
Resolution of Approval: 02/27/18

Board walked property: 11/04/17

Musky, 35 Siscowit Road, Block 9459, Lot 19.9. Application for Residential Site Plan to install a 19' x 60' inground pool and 12' x 30' patio that would exceed the lot coverage threshold for an R-3A zoning district. The lot consists of 6.24 acres.

Previous meeting dates: 05/24/18

Board walked property: 06/05/18

Sarita, 120 Horseshoe Hill Road, Block 9452, Lot 59. (a) Application for Amended Residential Site Plan Approval to construct a newly designed residence modified from the previous approval, which exceeds the maximum lot coverage threshold for an R-2A zoning district. The property consists of 2.40 acres. The Planning Board approved an application for renovations and additions to the existing residence on June 22, 2017, and for demolition and reconstruction of a new residence on September 28, 2017. Original structure has been demolished. (b) Review of restoration plan to remedy illegal clear cutting in the vegetative buffer area.

Previous meeting dates: 05/24/18

Board walked property: 06/05/18

Previous approvals: 06/22/17 (for renovations), 09/28/17 (demolition and reconstruction)

Pound Ridge Homes, LLC, Frank Surace, 28 Shad Road West, Block 9031, Lot 36. Application for Residential Site Plan review to construct a new 3-bedroom residence, well and sewage disposal system. The property is located in an R-2A zoning district and consists of 2.5328 acres. Water Control Commission approval is also required.

Previous meeting dates: New application

Informal Hearing:

Manocherian, 52 & 54 S. Bedford Road, Block 9317-42 & 43. Discussion of proposed adjustment of lot line to allow additional driveway access to Lot #42.