

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, October 22, 2015
Pound Ridge Town House 7:30 p.m.**

Boniface, 6 and 8 Highview Road, Block 10301, Lots 2.1 and 2.2. Review and ratification of Resolution for Residential Site Plan Approval and Steep Slope Disturbance Approval for a proposed addition to existing residence, pool/cabana and new driveway access that exceeds the maximum lot and building coverage thresholds for an R-2A zoning district. Lot 2.1 consists of 3.89 acres, and Lot 2.2 consists of 3.23 acres. Conceptual approval granted on September 9, 2015 by the Water Control Commission subject to merging Lot 2.1 and Lot 2.2.

Previous meeting dates: (Informal) 06/25/15, 08/27/15, (Formal) 09/24/15
New formal application

Board walked property: 07/13/15

McGahren Properties, LLC, Conant Valley Road and Old Church Lane, Block 9827, Lot 32. Review and ratification of Resolution for Residential Site Plan Approval for new construction of a single family residence that exceeds the maximum lot coverage threshold for an R-3A zoning district. The property consists of 10 acres. Conceptual approval was granted on Sept. 9, 2015 by the Water Control Commission.

Previous meeting dates: (Informal) 06/25/15, (Formal) 09/24/15

Board walked property: 10/03/15

Leahy / Perun, 176 Barnegat Road, Block 9456, Lot 44.3. Application for Residential Site Plan Approval to construct a 20' x 40' in-ground pool, patio, deck and hot tub that exceeds the maximum lot coverage threshold for an R-2A zoning district. The property consists of 6.484 acres. The application is in the process of review by the Water Control Commission.

Previous meeting dates: 09/24/15

Board walked property: 10/03/15

Walker Holdings, LLC, 240 Stone Hill Road, Block 9816, Lot 79. Review planting plan that will provide buffering of the installed, ground mounted solar array from view by the neighbors.

Previous meeting dates for additional buffering: 09/24/15

Ryan, 270 Westchester Avenue, Block 9816, Lot 52. Application for Residential Site Plan Review for approval to convert a portion of the existing barn into an accessory apartment, and associated septic system.

Previous meeting dates: New application

Cannold / Berenstein, 15 Colonel Sheldon Lane, Block 9816, Lot 37.12. Application for Residential Site Plan Review to construct an in-ground swimming pool that exceeds the maximum lot and building coverage thresholds for an R-3A zoning district. The property consists of 6.53 acres. Water Control Commission approval is also required.

Previous meeting dates: New application

Kearney, 367 Pine Brook Rd., Block 9450, Lot 3. Application for Residential Site Plan Review for approval to relocate existing driveway to allow for better sight lines. The property is in an R-3A zoning district and consists of 5.084 acres.

Previous meeting dates: New application

Adoption of Minutes from the Meeting of September 24, 2015