

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, November 19, 2015
Pound Ridge Town House 7:30 p.m.**

Leahy / Perun, 176 Barnegat Road, Block 9456, Lot 44.3. Review and ratification of Resolution 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, 10/22/15

Board walked property: 10/03/15

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

Previous meeting dates: 10/22/15

Board walked property: Scheduled for 11/07/15

Cannold / Berenstein, 15 Colonel Sheldon Lane, Block 9816, Lot 37.12. Discussion of site walk. 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 granted 10/14/15 .

Previous meeting dates: 10/22/15

Board walked property: Scheduled for 11/07/15

Kearney, 367 Pine Brook Rd., Block 9450, Lot 3. Review and ratification of Resolution for Residential Site Plan 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. Water Control Commission approval granted 11/04/15.

Previous meeting dates: 10/22/15

Board walked property: Scheduled for 11/07/15

141 Old Church Lane, LLC, 141 Old Church Lane, Block 9827, Lot 31 and **McGahren Properties, LLC**, Conant Valley Road, Block 9827, Lot 32. Application for preliminary and/or final subdivision approval for a lot line change involving a transfer of 0.315 acres from Lot 32 to Lot 31. Currently Lot 32 consists of 9.20 acres and Lot 31 consists of 5.079 acres. Both parcels are in an R-3A zoning district.

Previous meeting dates: Informal: 6/25/15

73 Westchester, LLC (owner), **Helaine Smith**, (tenant) for property located at 73 Westchester Avenue, Block 9454, Lot 10. Application for commercial site plan review for a dental office with four treatment rooms in an existing space. Approval was granted by the Department of Health for a change of use. The property is in a PB-A zoning district.

Previous meeting dates: New application

Wiener, 506 Long Ridge Road, Bedford, NY, Block 9031, Lot 176.1. Application for Residential Site Plan Approval to construct a pool house and pool deck expansion that exceeds the lot coverage threshold for an R-3A zoning district. The property consists of 3.928 acres. A 17'3" side yard variance was granted by the ZBA on 10/21/15 to allow placement of the proposed pool house 32'9" from the southerly side property line.

Previous meeting dates: New application

ZBA granted a 17'3" side yard variance on 10/21/15

Altman, 25 Eastwoods Road, Block 9821-9. Application for Residential Site Plan Approval to construct a one-car addition to the existing two-car garage that would exceed the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 4.95 acres.

Previous meeting dates: New application

Other Business:

Discussion of Verizon co-location on Ambulance Corps cell tower.

Adoption of Minutes from the Meeting of October 22, 2015