

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, January 26, 2017
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of December 15, 2016

Childs, 202 Stone Hill Road, Block 9816, Lot 53. Review and ratification of Resolution of Approval for Residential Site Plan review to re-construct existing pool, walkways and decking with associated grading, drainage and landscaping that exceeds the building and lot coverage thresholds for an R-2A zoning district. The lot consists of 2.438 acres.

Landmarks Commission approved the application.

Previous meeting dates: 10/27/16, 11/17/16, 12/15/16

Board walked property: 11/12/16

Roe Scott's Corner, LLC, 55 Westchester Avenue, Block 9456, Lot 1.9. Application for Commercial Site Plan review to renovate the existing shopping center within the existing building footprints, including exterior alterations and repurposing of common areas. The property is in a PB-B zoning district and consists of 7.43 acres.

Previous meeting dates: 04/28/16, 08/25/16

Abrams, 18 Midway Lane, Block 9452, Lot 9.9. Application for Residential Site Plan review to remove existing residence, detached garage, swimming pool, tennis and basketball courts, and construction of a new home, pool and renovation of several on-site accessory structures that exceed the building and lot coverage thresholds for an R-3A zoning district. The lot consists of 12.34 acres. Discussion of driveway issue.

Previous meeting dates: 04/28/16, 10/27/16, 12/15/16

Board walked property: 03/31/16

WCC approval granted: 12/14/16

Spevak, 259 Salem Road, Block 10263, Lot 32. Application for Residential Site Plan review to construct a garage with second floor and half bath, conversion of deck to new screened porch, new terrace and stairs, extension of mudroom, reconfiguration of flagstone walkways, and stormwater management measures that would exceed the maximum lot coverage threshold for an R-2A zoning district. The property consists of 3.322 acres.

Water Control Commission approval was granted on October 5, 2016.

Previous meeting dates: 10/27/16, 11/17/16, 12/15/16

Board walked property: 11/12/16

WCC approval granted: 10/05/16

Haile/Manus, 228 Upper Shad Road, Block 9318, Lot 36. Application for Residential Site Plan review to construct a basketball quarter court and related improvements that exceed the building and lot coverage thresholds for an R-3A zoning district. The property consists of 10.87 acres. Water Control Commission approval is also required.

Previous meeting dates: 11/17/16 (Informal hearing), 12/15/16

Board walked property: 01/21/17

Brachman, 79 Indian Hill Road, Block 9820, Lot 23.4. Application for Residential Site Plan review to construct a two bedroom, one story residence, detached 2.5 car garage, paved driveway, septic and well that exceeds the maximum building coverage threshold for an R-3A zoning district. The property consists of 3.004 acres.

Previous meeting dates: 12/15/16

Board walked property: 01/21/17

McClelland, 15 Bender Way, Block 9822, Lot 3. Application for Residential Site Plan review to install a new barn/garage on the property that would exceed the building and lot coverage thresholds for an R-2A zoning district. The property consists of 5.369 acres.

Previous meeting dates: New application

Rubin/Zuckerman, 38 Old Stone Hill Road, Block 10047, Lot 16.1. Application for Residential Site Plan review to install an artificial turf putting green, and to modify the existing driveway to provide safe access and egress that would exceed the lot coverage threshold for an R-3A zoning district. The property consists of 9.158 acres.

Previous meeting dates: New application