

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, September 28, 2017
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of July 27, 2017

Terry, 50 Old Pound Road, Block 9820, Lot 23.2. Review and ratification of Resolution of Approval for Residential Site Plan and Steep Slope Disturbance to construct a new single family residence, detached studio, inground pool, terrace and driveway. The property is located in an R-3A zoning district and consists of 3.201 acres. The application was approved by the Water Control Commission on September 13, 2017.

Previous meeting dates: 06/22/17, 07/27/17
WCC approved: 09/13/17

Board walked property: 06/28/17

Sarita, 120 Horseshoe Hill Road, Block 9452, Lot 59. Review and ratification of Resolution of Approval for Residential Site Plan to demolish existing residence and reconstruct a new residence with the same footprint which exceeds the maximum lot coverage threshold for an R-2A zoning district. The property consists of 2.40 acres. The Planning Board approved the previous application for renovations and additions to the existing residence on June 22, 2017, but structural deficiencies prevents renovation of the structure.

Previous meeting dates: 04/27/17, 05/25/17, 06/22/17
Previous approval: 06/22/17 (for renovations)

Board walked property: 05/10/17

Friedrich, 97 Westchester Avenue, Block 9454, Lot 2 (formerly Gelfand). Application for Residential Site Plan review for interior alterations to existing single family residence, and site work including removal of existing porch, and construction of stoops, stairs, walkway and retaining wall on a property that exceeds the building and lot coverage thresholds for an R-2A zoning district. The property consists of 16.27 acres.

Previous meeting dates: 07/27/17 (informal)

Ashby, 22-24 Bishop Park Road, Block 10280, Lot 1. Application for Residential Site Plan review to construct a covered porte cochere addition at the front entrance of the existing residence and formalization of part of the existing driveway, a portion of which is within the vegetative buffer area. The property is located in an R-3A zoning district and consists of 1.8 acre. Water Control approval granted on August 9, 2017, and Zoning Board approval of a 11.5' side yard variance granted on August 16, 2017.

Previous meeting dates: New application

Red Panda Trust, 323 Stone Hill Road, Block 10047, Lot 5.1. (Phase 2) Application for Residential Site Plan review and Steep Slope Disturbance Approval to allow installation of an extension of the underground drainage piping to address current slope erosion, and minor site work in the 25%-35% slope area. The property exceeds the maximum building and lot coverage thresholds for an R-3A zoning district, and consists of 9.95 acres.

Previous meeting dates: New application Phase 1 approval: WCC 03/08/17, PB 04/27/17 Phase 2 approval: WCC 07/12/17

Walsh, 50 Upper Shad Road, Block 9320, Lot 71. Application for Residential Site Plan review for approval to construct a two bedroom and bathroom addition to the existing residence and modifications to the driveway/courtyard that exceed the maximum building and lot coverage thresholds for an R-2A zoning district. The property consists of 3.266 acres. The application requires Water Control Commission approval and a 17' side yard variance from the Zoning Board.

Previous meeting dates: New application