

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Wednesday, February 27, 2019
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of January 17, 2019

PUBLIC HEARING:

Zinman Family LLC, 169 Barnegat Road, Block 9457, Lots 12 and 14, consisting of 35.72 acres. Application for Subdivision Approval for a lot line change to create two conforming lots, served by individual wells and septic systems. The properties are located in an R-3A zoning district.

Previous meeting dates: 01/17/19

OTHER HEARINGS:

Manos, 11 Pheasant Road, Block 9031, Lot 89. Review and ratification of Resolution for Residential Site Plan Approval to relocate and legalize an existing 14'x30' shed that exceeds the building and lot coverage thresholds for an R-2A zoning district. The property consists of 3.00 acres.

Previous meeting dates: 09/27/18, 10/25/18, 12/11/18, 01/17/19
ZBA approved 18' side yard variance: 11/28/18

Board walked property: 10/13/18
WCC approved: 12/12/18

High Gardens Holdings LLC, 63 White Birch Lane, Block 9031, Lot 216.9.

Review and ratification of Resolution for Residential Site Plan Approval to construct a single family residence with associated septic, well, grading and drainage. The property is located in an R-2A zoning district and consists of 2.584 acres. Application is currently in review with the Water Control Commission.

Previous meeting dates: 05/24/18 (informal), 07/26/18, 12/11/18, 01/17/19
WCC approval: 01/09/19

Board walked property: 01/12/19

Manoherian, 52 S. Bedford Rd., Block 9317, Lot 42.9-9, consisting of 27.517 acres, and 54 S. Bedford Rd, Block 9317, Lot 43 consisting of 6.177 acres. Review and ratification of Resolution for Preliminary and Final Subdivision Approval for a lot line change to transfer 2.998 acres from Lot 43 to Lot 42.9-9. Both properties are located in an R-3A zoning district.

Previous meeting dates: 06/28/18 (informal), 10/25/18, 12/11/18, 01/17/19
Public Hearing opened and closed (included proposed driveway): 10/25/18
30 day extension for decision granted: 12/11/18

Board walked property: 10/13/18

Sprint Corporation, applicant, for property owned by Old Stone Hill Rd. Assoc., Inc., 29 Adams Lane, Block 9817, Lot 41.9-5. Review and ratification of Resolution for Residential Site Plan approval to remove three antennas and add six antennas and nine radio heads to existing telecommunications tower. Referral from Town Board.

Previous meetings: 01/17/19

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: 06/28/18, 01/17/19
WCC approval: 01/09/19

Board walked property: 07/10/18

Stuart, 15 Dogwood Hills Road, Block 10052, Lot 6.5. Application for Residential Site Plan review to construct a 480 sq. ft. breakfast/kitchen area, demo existing wood decks and replace with smaller decks, which activity exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 3.96 acres.

Previous meetings: New application

Turchetta, 141 Lower Shad Road, Block 9318 Lot 1.6-9. Application for Re-Subdivision Approval to restore the original lot line as shown on the Rock Rim Ponds Subdivision Filed Map #23388, creating two conforming lots. Lots 1.6 and 1.7 were consolidated in 1993. Both lots are located in an R-3A zoning district

Previous meeting: New application

Trinity Lane Ltd., 70 Westchester Ave., Block 9320, Lot 63. Application for Commercial Site Plan review for proposed expansion of an existing flower shop to an adjacent space formerly used as garage/storage. Remove overhead doors and replace with storefront windows, and finish interior space with no change to the building footprint. Existing signage will remain. The building is located in a PB-A zoning district.

Previous meetings: New application