

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, September 27, 2018
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of July 26, 2018

Friedrich, 97 Westchester Avenue, Block 9454, Lot 2. Review and ratification of Resolution of Approval for Residential Site Plan for proposed additions/modifications to existing walkways, patios and relocation of existing motorcourt that exceeds the building and lot coverage thresholds for an R-2A zoning district. The property consists of 15.994 acres.

Previous meeting dates: 03/22/18 (informal), 07/26/18

Schenker, 56 West Lane, Block 9452, Lot 71. Review and ratification of Resolution of Approval for Residential Site Plan to install an inground pool with associated decking, grading, drainage and erosion controls that exceeds the building and lot coverage thresholds for an R-2A zoning district. The property consists of 4.38 acres. Water Control approval was granted on September 12, 2018.

Previous meeting dates: 07/26/18

Board walked property: 07/25/18

WCC approval granted: 09/12/18

Pound Ridge Partnership, (applicant and financier). Referral from Town Board. Application for Residential Site Plan review to install 18" high terrace seating walls overlooking the large baseball diamond, and gravel paths at the Pound Ridge Town Park for the benefit of the Recreation Commission and the Town of Pound Ridge residents.

Previous meeting dates: 07/26/18 (informal)

Manocherian, 52 & 54 S. Bedford Road, Block 9317, Lots 42.9-9 & Lot 43. Application for 1) Subdivision Approval for a Lot Line Change of a 33.694 acre property, and 2) Steep Slope Disturbance Approval to construct a new driveway to service 52 South Bedford Road. The property is located in an R-3A zoning district.

Previous meeting dates: 06/28/18 (informal)

Manos, 11 Pheasant Road, Block 9031, Lot 89. Application for Residential Site Plan review to relocate and legalize an existing 14'x30' shed that exceeds the building and lot coverage thresholds for an R-3A zoning district. The property consists of 3.00 acres.

Previous meeting dates: New application

Pound Ridge Farm, LLC, 34 Boutonville Road, Block 10526, Lot 8.9-1. Application for Residential Site Plan review for proposed interior renovation, and exterior additions including expansion of the northerly terrace, additions at the north facade, expansion of existing winter garden/atrium, roof work and a new roof top terrace. Site work includes installation of geothermal wells, roof drains, footing drains, foundation waterproofing, drainage and stormwater management which additions exceed the building and lot coverage thresholds for an R-3A zoning district. The property consists of 41.9+acres.

Previous meeting dates: New application

Ashby, 22-24 Bishop Park Road, Block 10280, Lot 1. Request for a one-year extension of approval granted Oct. 26, 2017 to construct a porte cochere at the front entrance of the existing residence and formalization of part of an existing driveway.

Stephenson, 333 Pine Brook Road, Block 9450, Lot 8. Application for Residential Site Plan review to construct a family room addition, porch additions on the east and west side of the existing residence and replacement of air conditioning unit that are within the 20' vegetative buffer area. The property is located in an R-3A zoning district and consists of 0.642 acres. Zoning Board approval is also required for the porch addition and pool house bathroom addition.

Previous meeting dates: New application

Oceanus Navigation Corp., Ltd., Block 9320, Lot 13.9-13. Request for a 90-day extension of approval granted April 26, 2018 to transfer 2.59 acres of an existing 15.24 acre lot to an adjoining property owner in New Canaan.