

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, October 25, 2018
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of September 27, 2018

PUBLIC HEARING:

Manocherian, 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. Public hearing on the application for Preliminary and Final Subdivision Approval for a lot line change to transfer 2.998 acres from Lot 43 to Lot 42.9-9, and Steep Slope Disturbance Approval to construct a new driveway to service 52 S. Bedford Rd., Lot 42.9-9. Both properties are located in an R-3A zoning district.

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

Board walked property: 10/13/18

OTHER APPLICATIONS:

Pound Ridge Partnership, (applicant and financier). Review and ratification of Resolution of Approval for Residential Site Plan 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. (Referral from Town Board.)

Previous meeting dates: 07/26/18 (informal), 09/27/18

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: 09/27/18

Board walked property: 10/13/18

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: 09/27/18

Board walked property: 10/13/18

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 was granted on September 26, 2018 for a 7' side yard and 52'6" front yard variance for the main residence, and a 23'6" variance for the pool house conversion and bathroom addition.

Previous meeting dates: 09/27/18
ZBA variances granted: 09/26/18

Board walked property: 10/13/18