

**TENTATIVE  
PLANNING BOARD MEETING AGENDA  
Tuesday, December 11, 2018  
Pound Ridge Town House 6:00 p.m.**

**Adoption of Minutes from the Meeting of October 25, 2018**

**Pound Ridge Farm, LLC**, 34 Boutonville Road, Block 10526, Lot 8.9-1. Review and ratification of Resolution of Approval for Residential Site Plan 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, 10/25/18

Board walked property: 10/13/18

**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. The application is currently before the Zoning Board and Water Control Commission for approval.

Previous meeting dates: 09/27/18, 10/25/18

Board walked property: 10/13/18

**Walsh**, 50 Upper Shad Road, Block 9320, Lot 71. Request for a 90-day extension of approval that was granted February 27, 2018 to construct a two bedroom and bathroom addition to the existing residence and modifications to the driveway/courtyard that exceeded the maximum building and lot coverage thresholds for an R-2A zoning district. The property consists of 3.266 acres.

Previous meeting dates: 09/28/17, 10/26/17, 01/25/18, 02/27/18  
ZBA granted 17' side yard variance: 09/27/17

Board walked property: 10/21/17  
WCC approved (with condition): 10/11/17

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

Application for Residential Site Plan review 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

**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. 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), 10/25/18  
Public Hearing opened and closed: 10/25/18

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, 10/25/18  
 ZBA variances granted: 09/26/18

Board walked property: 10/13/18

Postponed  
 to Jan. 17,  
 2019  
 meeting  
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**Sprint Corporation**, applicant, for property owned by Old Stone Hill Rd. Assoc., Inc., 29 Adams Lane, Block 9817, Lot 41.9-5. Application for Residential Site Plan approval to add two new antennas per sector on the existing mounts on the existing telecommunications facility.

Previous meetings: New application