

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, January 17, 2019
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of December 11, 2018

Manos, 11 Pheasant Road, Block 9031, Lot 89. Review and ratification of Residential Site Plan 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
ZBA approved 18' side yard variance: 11/28/18

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

Stephenson, 333 Pine Brook Road, Block 9450, Lot 8. Review and ratification of Residential Site Plan 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, 12/11/18
ZBA variances granted: 09/26/18

Board walked property: 10/13/18

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, 12/11/18

Board walked property: 01/12/19

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

Board walked property: 07/10/18

Manocheian, 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. Both properties are located in an R-3A zoning district.

Previous meeting dates: 06/28/18 (informal), 10/25/18, 12/11/18

Board walked property: 10/13/18

Public Hearing opened and closed (included proposed driveway): 10/25/18
30 day extension for decision granted: 12/11/18

Farber, 40 Mallard Lake Rd., Block 9317, Lot 40.1. Application for Residential Site Plan review for Vegetative Buffer Disturbance and Steep Slope Disturbance for a proposed woodland path to a proposed floating dock at the Northeast portion of the site on Mallard Lake. The property is located in an R-3A zoning district and consists of 4.0 acres. Water Control Commission approval is also required.

Previous meeting dates: New application

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 remove three antennas and add six antennas and nine radio heads to exiting telecommunications tower. Referral from Town Board.

Previous meetings: New application

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, each containing a new residence accessed by separate driveways and served by individual wells and septic systems, and discussion of steep slopes on the property. The properties are located in an R-3A zoning district.

Previous meeting dates: New application