

**TENTATIVE  
PLANNING BOARD MEETING AGENDA  
Thursday, December 21, 2017  
Pound Ridge Town House 6:30 p.m.**

**Adoption of Minutes from the Meeting of November 30, 2017**

**PUBLIC HEARING:**

**Manocherian**, 52 South Bedford Road, Block 9317, Lot 42. Application for preliminary and/or final subdivision approval for a lot line change to permit the applicant to acquire Mallard Lake by merging 7.307 acres of Lot 46.1 owned by G. Drucker Trustee of E. Gindin Trust, 20 Mallard Lake Rd. and 12.350 acres of Lot 39.2-1 owned by James D. Glascott, 30 Mallard Lake Rd. with Lot 42. Lot 42 currently consists of 7.616 acres and is located in an R-3A zoning district. Upon closing, the Manocherian property will be 27.273 acres in lot area. No physical improvements or disturbances are proposed in connection with this application.

**OTHER HEARINGS:**

**Moody**, 51 Trinity Pass Road, Block 9456, Lot 40. Review and ratification of Resolution of Residential Site Plan to construct an inground pool and patio that exceeds the maximum building and lot coverage thresholds for an R-2A zoning district. The property consists of 3.826 acres.

Previous meeting dates: 11/30/17

Board walked property: 12/02/17, 12/06/17

**Martino**, 160 Parkview Road, Block 10047, Lot 91. Review and ratification of Resolution of Residential Site Plan and Steep Slope Disturbance Approval for reconstruction of a four bedroom residence that exceeds the maximum lot coverage threshold for an R-2A zoning district. Existing driveway to remain and existing well and sewage treatment system to be utilized. The property consists of 4.045 acres.

Previous meeting dates: 10/26/17, 11/30/17

Board walked property: 11/04/17

**US Summit Co/Eastwoods LLC** (Pound Ridge Golf Club), High Ridge Road. Request for a one-year extension of amended site plan approval for construction of a permanent clubhouse on the premises to December 9, 2018.

Resolution of amended site plan approval: 12/09/10

Extension of amended site plan approval granted on 11/17/11 to 12/09/12, on 11/29/12 to 12/09/13, on 11/21/13 to 12/09/14, on 11/20/14 to 12/09/15, on 11/19/15 to 12/09/16, on 11/17/16 to 12/09/17