

**PLANNING BOARD MEETING AGENDA**  
**Thursday, May 26, 2011**  
**Pound Ridge Town House 7:30 p.m.**

**Adoption of Minutes from the meeting of April 26, 2011**

**Abrams**, 10 Midway Lane, Block 9452, Lot 8.1. Review and ratification of Resolution of Approval for residential site plan for construction of a 956 sq. ft. boathouse that would exceed the maximum lot coverage threshold for an R-3A zoning district. The property consists of 5.96 acres. Water Control Commission approval is also required.

Previous meeting dates: 02/24/11, 04/26/11

**Madden** (Contract Vendee), Eschen (Owner), 61 Pound Ridge Road, Block 9816, Lot 12.1. Residential site plan review for proposed renovation of existing residence and expansion to connect detached garage to main residence that would exceed the maximum lot and building coverage thresholds for an R-2A zoning district. The property consists of 9.827 acres.

Previous meeting dates: 04/26/11

Board walked property: 04/30/11

**Gerber**, 284 Stone Hill Road, Block 9816, Lot 78.1. Re-approval of resolution for residential site plan for a garage addition to their property that exceeds the building and lot coverage thresholds allowed for an R-3A zone.

Previous meeting dates: 5/24/01, 06/28/01

Resolution approved: 06/28/01

**Keidel** (Tenant), Pound Ridge Plaza LLC (Owners), 69 Westchester Avenue, Block 9454, Lot 12. Review and ratification of Resolution of Approval for commercial site plan to permit "Spincycle" fitness studio to occupy an 800 sq. ft. space in the building.

Previous meeting dates: 04/26/11

**Brokaw**, 43 South Bedford Road, Block 9452, Lot 12. Request for a 6-month extension of Preliminary Subdivision Approval to November 30, 2011. Original approval for three lots was granted May 27, 2010. A 6-month extension of approval was granted on October 21, 2010.

Preliminary subdivision approval: 05/27/10 expiration date 05/27/11

6-month extension granted: 10/21/10

**U.S. Summit Co. / Eastwoods LLC** (Pound Ridge Golf Club), High Ridge Road, Pound Ridge, NY, Block 9316, Lot 18.9. Discussion of posting a bond for the driveway.

Previous meeting dates referring to construction bond: 01/21/10, 02/25/10, 04/22/10

Bond reduction: 02/25/10 - bond reduced from \$700,000 to \$500,000; 04/22/10 - bond reduced to \$450,000 subject to DOT sign off in 60 days

**Oceanus Navigation Corp.**, High Ridge Road, Block 9320, Lots 13 & 83. Application for conservation/cluster subdivision of a 105.68 acre parcel into 14 proposed lots (12 residential plus 2 open space/conservation parcels) and to formalize the compliance of the conventional subdivision for lot count purposes. The property is in an R-2A and R-1A zoning district.

Previous meeting dates: Informal hearings on 06/24/10, 09/23/10, 12/09/10

Hearings on: 01/27/11, 02/24/11, 04/26/11

Board walked property: 04/12/11, 04/30/11

**Kagan**, 39 Old Stone Hill Road, Block 9817, Lot 20. Application for preliminary subdivision approval of a 32.93 acre parcel in an R-3A zoning district. Proposed subdivision would create the following lots: Lot 20.1 (Lot 1) containing an existing dwelling, detached garage, driveway, pool, man-made pond, SSDS and well, consisting of 3.52 acres. Lot 20.2 (Lot 2) consisting of 19.72 acres, and Lot 20.3 (Lot 3) consisting of 9.67 acres.

Previous meeting dates: 09/23/10, 03/31/11 (informal)

Board walked property: 04/12/11

**O'Brien**, 145 High Ridge Road, Block 9453, Lot 52. Residential site plan review for renovation of residence, deck extension and driveway that exceeds the maximum lot coverage threshold for an R-2A zoning district. The property consists of 2.109 acres. Water Control Commission approval is also required.

Previous meeting dates: 12/09/10, 02/24/11

Board walked property: 12/18/10

Postponed to  
June meeting  
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**Schulz** (former Caridi property), 132 Barnegat Road, Block 9456, Lot 24. Residential site plan review for new construction of a single family residence that would exceed the maximum lot and building coverage thresholds for an R-3A zoning district. The property consists of 4.17 acres.

Previous meeting dates: 04/26/11

**Hewitt**, 17 Great Hill Farms Road, Block 9317, Lot 49.12. Residential site plan review to construct a pool house on the property that exceeds the maximum lot and building coverage thresholds for an R-3A zoning district. The property consists of 3.84 acres.

Previous meeting dates: 04/26/11

Board walked property: 04/30/11

**Maggie May's Frozen Yogurt & Ice Cream**, 73 Westchester Avenue, Block 9454, Lot 10. Referral from Town Board for Special Use Permit to operate a frozen yogurt and ice cream store in the building. Commercial site plan review.

Previous meeting dates: New application

**Discussion of wording for the proposed amendment to the Steep Slopes Ordinance**