

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, June 23, 2011
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the meeting of May 26, 2011

Madden (Contract Vendee), Eschen (Owner), 61 Pound Ridge Road, Block 9816, Lot 12.1. Review and ratification of Resolution of Approval for residential site plan for 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, 05/26/11

Board walked property: 04/30/11

Hewitt, 17 Great Hill Farms Road, Block 9317, Lot 49.12. Review and ratification of Resolution of Approval for 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, 05/26/11

Board walked property: 04/30/11

PUBLIC HEARING:

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

Hearings on: 05/26/11

Oceanus Navigation Corp., High Ridge Road, Block 9320, Lots 13 & 83. Application for conservation/cluster subdivision of a 105.68 acre parcel into 15 proposed lots (12 residential, 2 open space/conservation parcels and one stormwater lot). Formalize the compliance of the conventional subdivision for lot count purposes. SEQRA determination. 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

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

Hearings on: 01/27/11, 02/24/11, 04/26/11, 05/26/11

Gerber, 284 Stone Hill Road, Block 9816, Lot 78.1. Request for re-approval of resolution for residential site plan for a garage addition 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

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, 05/26/11

Board walked property: 12/18/10, 06/02/11

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

Brokaw, 43 S. Bedford Road, Block 9452, Lot 12. Discussion for consideration to proceed with the dam construction work subject to DEC approval.

Preliminary subdivision approval granted: 04/22/10

Plant, 5 Rock Hill Way, Block 9031, Lot 188. Discussion of amendment to original site plan approval for a new swimming pool and associated site improvements that will minimize disturbance to existing slopes.

Original Site Plan approved: 01/21/10

Whelan, 6 Highview Road, Block 10301, Lot 2.1. Residential site plan review for construction of a 3-bedroom residence, driveway, septic system and well. The property is in an R-2A zoning district and consists of 3.892 acres.

Previous meeting dates: 01/22/09, 02/26/09, 03/26/09, 04/23/09

Board walked property: 02/07/09

Informal Hearing:

Wilson, 431 Long Ridge Road, Block 9317, Lot 16.1 and 16.2. Discussion of proposed amended two lot subdivision originally approved July, 1990.

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