

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, September 22, 2011
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the meeting of June 23, 2011

Adoption of Minutes from the meeting of July 28, 2011

Cohn, 59 Lower Shad Road, Block 9318, Lot 20. Review and ratification of resolution of approval for residential site plan to construct a one-story frame playroom, gallery connection to the existing freestanding garage, and relocation of existing screened porch that would exceed the maximum lot coverage threshold for an R-3A zoning district. The property consists of 9.579 acres.

Previous meeting dates: 07/28/11

Board walked property: 08/1/11

Wong, 103 Millertown Road, Bedford, NY, Block 9816, Lot 55 and **Burke**, 105 Millertown Road, Bedford, NY, Bedford tax lot # Section 74.19, Block 2, Lot 17. Review and ratification of resolution of approval for amended subdivision to allow for a transfer of .095 acres from Block 9816, Lot 55 to Block 2, Lot 17 (Bedford).

Previous meeting dates: Informal hearing: 04/26/11, hearing: 07/28/11

Levitt, 52 Old Logging Road, Block 9317, Lot 76.20-2. Review and ratification of resolution of approval for amended site plan to construct a pool, spa and associated decking, grading and landscaping. Original site plan approval was granted on September 24, 2009.

Original site plan approval: September 24, 2009

Approval extended: 10/21/10

Previous meeting dates: 07/28/11

McCluskey, 488 Long Ridge Road, Block 9031, Lot 171.2. Review and ratification of resolution of approval for residential site plan to construct a five bedroom residence with new onsite septic system and drilled well. The lot is part of the Mianus Hills Subdivision and consists of 3.02 acres of which 0.77 acres are in a conservation easement. The parcel is in an R-3A zoning district and does not exceed the maximum allowable thresholds.

Previous meeting dates: 07/28/11

Board walked property: 08/1/11

Paradise, 94 Salem Road, Block 9817, Lot 31.1. Discussion of site walk on August 4, 2011 to evaluate the disturbance on the property.

Previous meeting dates: Informal hearing: 07/28/11

Board walked property: 08/04/11

Public Hearing:

Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Block 9320, Lots 13 & 83. Application for preliminary approval for a proposed conservation/cluster subdivision of a 105.68 acre parcel into 15 proposed lots (12 residential, 2 open space parcels and one storm water parcel. There are two existing residences on the property. The property is located 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, 06/23/11

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)
Hearings on: 05/26/11, 06/23/11

Board walked property: 04/12/11
Public hearing opened & closed: 06/23/11

Vibar, White Birch Lane. Request to release \$28,600 (plus interest) currently held by the Town pending satisfactory completion of White Birch Lane.

Michaan, 218 Honey Hollow Road, Block 10255, Lot 13.9. Application for residential site plan review to construct an addition to the existing residence that would exceed the maximum building coverage threshold for an R-3A zoning district. The property consists of 19.65 acres.

Previous meeting dates: New application

Fleischer, 23 Miller Road, Block 9318, Lot 1.29. Application for residential site plan review to construct an in-ground pool on the property that would exceed the maximum lot coverage thresholds for an R-3A zoning district. The property consists of 3.10 acres.

Previous meeting dates: New application

Informal Hearing:

London, 82 Pound Ridge Rd., Block 9452, Lot 80. Discussion of a two-lot subdivision of a ±11.435 acre property. The property is in an R-3A zoning district. A small portion of the property lies in the Town of Bedford.

Derow, (Contract Vendee) for Benton, (Owner) for property located on Colonel Sheldon Lane, Block 9816, Lot 37.3. Discussion of residential site plan for proposed development of a vacant parcel. The property is in an R-3A zoning district and consists of 4.30 acres.