

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, May 24, 2012
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the meeting of April 26, 2012

Cordiano, 21 Waterbury Way, Block 9317, Lot 17.2. Review and ratification of Resolution of Approval for residential site plan to construct a cabana/poolhouse on the property that would exceed the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 5.75 acres.

Previous meeting dates: 03/22/12, 04/26/12

Board walked property: 04/12/12

Rooney, 234 Westchester Ave., Block 9818, Lot 19.1. Review and ratification of Resolution of Approval for residential site plan to construct an addition to an existing barn and driveway improvements on the property, as required by Section 113-43 of the Pound Ridge Zoning Code pertaining to the LNG zoning district. The property consists of 2.353 acres.

Previous meeting dates: 03/22/12, 04/26/12

Board walked property: 04/12/12

ZBA granted 23' rear variance for barn addition: 02/15/12

PUBLIC HEARING:

Vogelstein, 227 Honey Hollow Road, Block 10526, Lots 4.9 and 7. Application for a proposed lot line change of 51.1 acres reconfigured to create Block 10526, Lot 4.9-1 that would consist of 33.8 acres and Lot 4.9-2 that would consist of 17.3 acres located in the R-3A zoning district. The application involves improvement to the existing driveway from Honey Hollow Road and stormwater improvements to provide access to the existing dwelling. The project will not create new building lots.

Previous meeting dates: Informal hearing: 02/23/12, Hearing: 04/26/12

Board walked property: 03/03/12, 05/08/12

Brokaw, 43 South Bedford Road, Block 9452, Lot 12. Application for final subdivision approval for a proposed 3-lot residential subdivision of a 56.74± acre property that would be divided as follows: Lot 12.1 – 36.84 acres, Lot 12.2 – 10.05 acres and Lot 12.3 – 9.85 acres. Lot 12.1 has an existing residence and driveway. Lots 12.2 and Lot 12.3 would be accessed via a common driveway from South Bedford Road. Proposed construction associated with the subdivision involves two new residences, a bridge for access, improvements to culvert, improvements to spillway at existing large pond and septic systems. The property is located in an R-3A zoning district.

Previous meeting dates: 11/20/08, 03/26/09, 04/23/09, 11/19/09, 01/21/10, 02/25/10, 04/22/10

Board walked property: 11/22/08

Public hearing opened: 01/21/10

Public hearing closed: 02/25/10

Resolution for preliminary approval: 04/22/10

Pound Ridge Holdings Trust, LLC, 63 Lyndel Road, Block 10047, Lot 43.9.

Application for site plan review for a second existing accessory apartment in existing garage on the property. The property consists of ±12 acres and is located in an R-3A zoning district. The Zoning Board of Appeals granted a variance to allow the second accessory apartment as currently exists on April 18, 2012.

Previous meeting dates: New application

ZBA variance granted for second accessory apt.: 04/18/12

Kassis, 496 Long Ridge Rd., Block 9031, Lot 172. Application for approval to construct an inground pool and patio on the property that would exceed the maximum lot coverage thresholds for an R-3A zoning district. The property consists of 1.967 acres.

Previous meeting dates: 03/22/12, 04/26/12 (informal)

Board walked property: 04/12/12