

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, July 26, 2012
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the meeting of May 24, 2012

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, Formal hearing: 04/26/12 Board walked property: 03/03/12, 05/08/12

Schultz, 132 Barnegat Rd., Block 9456, Lot 24. Request for extension of site plan approval originally issued on July 28, 2011.

Previous site plan approval: 07/28/11

Pound Ridge Holdings Trust, LLC, 63 Lyndel Road, Block 10047, Lot 43.9. Review and ratification of Resolution of Approval to permit 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: 06/28/12, 05/24/12
ZBA variance granted for second accessory apt.: 04/18/12
Planning Board approval granted: 05/24/12

U.S. Summit Co./Eastwoods LLC (Pound Ridge Golf Club), Block 9316, Lot 18.9. Recommendation to the Town Board for a request to revise the monitoring plan to allow groundwater sampling on a quarterly cycle instead of the current monthly cycle during the golf season (between April and November).

Previous revision approved by PB: 05/28/09

Previous revision approved by TB: 06/04/09

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: Informal hearing: 03/22/12, 04/26/12, Formal hearing: 05/24/12
Board walked property: 04/12/12
Water Control Commission approved: 06/20/12

Resnick, 270 Stone Hill Rd., Block 9816, Lot 76. Application for residential site plan review for a 210 sq. ft. addition to an existing garage that would exceed the maximum building and lot coverage threshold for an R-3A zoning district. The property consists of 7.054 acres.

Previous approvals: 2/24/05 for pool cabana & extended porch; 01/23/06 amended to convert 2-car garage into playroom
Previous meeting dates: Informal hearing: 04/26/12

Derow, Colonel Sheldon Lane, Block 9816, Lot 37.3. Application for residential site plan review for new construction of a single family residence. The property consists of 4.297 acres and is in an R-3A zoning district.

Previous meeting dates: Informal hearing: 09/22/11 for proposed tennis court

DJI Land, Inc., 269 Stone Hill Road, Block 9817, Lot 3.1. Application for residential site plan review for alterations to existing pool cabana, replacement of existing pool, pool fence and gates, exterior patios, retaining walls and landscaping that would exceed the maximum lot and building coverage thresholds for an R-3A zoning district. The property consists of 4.29 acres.

Previous meeting dates: New application

INFORMAL HEARING:

PR Group Holdings Inc. White Birch Lane, Block 9031, Lot 213. Discussion pertaining to development of Lot 213.