

**TENTATIVE  
PLANNING BOARD MEETING AGENDA  
Thursday, September 27, 2012  
Pound Ridge Town House 7:30 p.m.**

**Adoption of Minutes from the meeting of July 26, 2012**

**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 hearings: 04/26/12, 07/26/12

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

Public hearing opened & closed: 07/26/12

**Kagan**, 39 Old Stone Hill Road, Block 9817, Lot 20. Request for a one year extension of residential site plan approval

Residential site plan approval granted: 10/27/11

**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, 07/26/12

Board walked property: 04/12/12

Water Control Commission approved: 06/20/12

**Resnick**, 270 Stone Hill Rd., Block 9816, Lot 76. Review and ratification of resolution for residential site plan approval 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, Formal hearing: 07/26/12

**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, Hearing for new construction: 07/26/12

Board walked property: 08/06/12

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

Previous meeting dates: Informal hearing: 07/26/12

**Whelan**, 6 Highview Road, Block 10301, Lot 2.1 (1) Approval of the Stormwater Control Facility Maintenance Agreement prior to review by the Town Board. (2) Request for extension of residential site plan approval that expired 7/28/12.

Residential site plan approval: 7/28/11

**DJI Land, Inc.**, 269 Stone Hill Road, Block 9817, Lot 3.1. Review and ratification of resolution for residential site plan approval 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: 07/26/12

**Rosenberg**, 11 Shad Road West, Block 9031, Lot 78. Application for residential site plan review to construct an inground swimming pool that would exceed the maximum lot coverage threshold for an R-2A zoning district. The property consists of 2.4160 acres. The applicant was granted a 19.42 foot side yard variance by the ZBA on July 17, 2002.

Previous meeting dates: New application

Previous approval for pool: 05/26/05

ZBA 19.42' side yard variance granted for pool: 07/17/02

**Levitt**, 52 Old Logging Road, Block 9317, Lot 76.20-2. Application for residential site plan review to extend existing motorcourt for overflow parking and construction of a driveway entry gate with back-up turnaround area that would exceed the maximum lot coverage threshold for an R-3A zoning district. The property consists of 3.293 acres.

Previous meeting dates: New application

**KKPR, LLC (The Inn at Pound Ridge)**, 258 Westchester Avenue, Block 9816, Lot 50. Referral from Town Board for a recommendation for the Special Use Permit to operate a restaurant located in an R-2A zoning district. Application for commercial site plan review. The property consists of 2.39 acres.

Previous meeting dates: New application

### **Informal Hearing:**

**Everett**, 114 Barnegat Road, Block 9456, Lot 11.9. Discussion of possible 2-lot subdivision of a 15.60 acre property located in an R-3A zoning district.