

PLANNING BOARD MEETING AGENDA

Thursday, January 23, 2014

Pound Ridge Town House 7:30 p.m.

Adoption of Minutes from the meeting of Thursday, November 21, 2013

2382 Walker Holdings, LLC, 240 Stone Hill Road, Block 9816, Lot 79. Review and ratification of Resolution of Approval for residential site plan review to construct a new pizza oven/BBQ, two low dry stacked walls and a planting area that would exceed the maximum lot coverage threshold for an R-3A zoning district. The property consists of 11.648 acres.

Previous meeting dates: 10/24/13, 11/21/13

Board walked property: 10/26/13 & 11/2/13

Top Twelve, LLC (owner), Nast (contract vendee) for property located at 54 Upper Shad Road, Block 9320, Lot 24. Application for residential site plan review for (a) new construction of a 3-bedroom single family residence, gravel driveway and in-ground pool, (b) application for steep slopes disturbance permit. The property is in an R-2A zoning district and consists of 2.78 acres.

Previous meeting dates: 09/26/13, 10/24/13

Board walked property: 10/19/13 & 10/26/13

Cerutti, 16 Old Pound Road, Block 9820, Lot 29.4. Application for residential site plan review to construct an inground swimming pool/spa and pool terrace on the property that would exceed the maximum lot coverage threshold for an R-2A zoning district. The property consists of 2.53 acres.

Previous meeting dates: 10/24/13

Board walked property: 10/26/13 & 11/2/13

Scheetz, 85 Fancher Road, Block 9454, Lot 28.1. Application for residential site plan review to construct a garage addition and in-ground swimming pool that would exceed the maximum building coverage requirement for an R-2A zoning district. The property consists of 6.41 acres.

Previous meeting dates: 11/12/13

Board walked property: 12/07/13

ZBA hearings: 09/18/13 & 11/20/13

O'Brien, 145 High Ridge Road, Block 9453, Lot 52. Application for residential site plan review to construct a 30' x 30' detached garage on the property that exceeds the maximum building and lot coverage thresholds for an R-2A zoning district. The property consists of 2.11 acres. The applicant was granted variances for the proposed structure by the Zoning Board of Appeals on 09/18/13.

Previous meeting dates: 11/12/13

Board walked property: 12/07/13

ZBA granted an 18' front yard & 17' side yard variance for garage: 09/18/13

Rijov, 39 Old Stone Hill Road, Block 9817, Lot 20.1 (owner), **Kagan**, 51 Old Stone Hill Road (applicant). Application for amended residential site plan review to install a wet fire hydrant piped from existing pool to the northern edge of the lot, inside the property lines, that will be accessible from the street for fire truck parking and usage.

Previous meeting dates: New application

Desio, 150 S. Bedford Rd., Block 9317, Lot 78.9-1. Request to modify the subdivision requirements in order to allow retention of the existing driveway. Resolution to approve modification of the previous subdivision approval to remove the note "Existing drive to be eliminated and common access across Access Easement to be provided" on map #23411 for Whitney Farm, filed on 10/12/88, and replace with "Existing driveway to remain".

Previous informal hearings: 09/26/13, 10/24/13

Board walked property: 10/19/13

Referrals from Town Board for Discussion and Recommendation:

- Amendment of Chapter 89 of the Town Code, Slopes Protection.
- Local Law to include Multi Family Housing in the Town Code and an amendment to the Affordable Fair Housing Provisions of the Zoning Chapter.

Discussion of Modification to the Oceanus Navigation Corp. Subdivision Plan

Executive Session