

**TENTATIVE  
PLANNING BOARD MEETING AGENDA  
Thursday, March 27, 2014  
Pound Ridge Town House 7:30 p.m.**

**Adoption of Minutes from the meeting of Thursday, February 27, 2014**

**Heinzelman**, Clearwater Lane, Block 9316, Lot 35.9. Application for residential site plan review for (a) new construction of a single-family dwelling and driveway, (b) application for steep slopes disturbance permit. The property consists of 5.54 acres and is in an R-3A zoning district.

Previous meeting dates: 02/27/14 (informal)

**PUBLIC HEARING:**

**Oceanus Navigation Corp.**, Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. Public hearing for reconsideration of the denial of the preliminary subdivision application based on a material change in circumstances regarding the provision of public access over the subject property. The Application is for a conservation/cluster subdivision of a 105.68 acre parcel into 15 proposed lots (12 residential, 2 open space/conservation parcels and one storm water parcel). There are two existing residences on the property (proposed Lots 12 and 13). 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, 09/22/11, 10/27/11, 01/26/12, 02/23/12, 03/22/12, 04/26/12  
Public hearing on preliminary opened: 09/22/11 Public hearing on preliminary closed: 10/27/11  
Application denied: 03/22/12  
Extension of time granted for decision: 11/17/11, 01/26/12, 02/23/12, 2-wk. verbal extension to 04/12/12  
Board walked proposed trail: 03/22/14

**OTHER HEARINGS:**

**Rijov**, 39 Old Stone Hill Road, Block 9817, Lot 20.1 (owner), **Kagan**, 51 Old Stone Hill Road (applicant). Review and ratification of Resolution of Approval for residential site plan review to allow activity within the vegetated buffer area in order 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: 01/23/14, 02/27/14

Board walked property: 02/08/14

**Churchill**, 210 Trinity Pass Road, Block 9820, Lot 49. Application for residential site plan review to renovate and enlarge the existing main house, redesign existing driveway and parking area that would exceed the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 7.03 acres.

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

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

**Sulam**, 27 Threshing Rock Rd, Block 9318, Lot 1.41. Application for residential site plan review for (a) construction of new pool, patio, deck and storage shed that exceeds the maximum lot coverage threshold for an R-3A zoning district, (b) application for steep slopes disturbance permit. The property consists of 3.28 acres.

Previous meeting dates: 02/27/14

Board walked property: 03/22/14

**McGovern**, 4 Woodland Road, Block 9456, Lot 29. Application for residential site plan review for (a) construction of a swimming pool, pool deck and associated site improvements that exceed the maximum lot coverage threshold for an R-3A zoning district, (b) application for steep slopes disturbance permit. The property consists of 2.0 a.

Previous meeting dates: 02/27/14

Board walked property: 03/22/14

**DiPietro (Chubby's Hardware)**, 68 Westchester Ave., Block 9320, Lot 64. Commercial site plan application for approval to construct a 20' x 40', one-story storage building behind the existing hardware store. The property consists of .5 acres and is in a PB-A zoning district.

Previous meeting dates: New application

**Todd**, 418 Long Ridge Rd., Block 9031, Lot 164. Application for residential site plan review for a partial demolition of an existing residence and construction of a new addition, two-car garage and driveway that would exceed the maximum lot and building coverage for an R-2A zoning district. The property consists of 2.05 acres.

Previous meeting dates: New application

#### **INFORMAL HEARINGS:**

**KKPR, LLC (The Inn at Pound Ridge)**, 258 Westchester Avenue, Block 9816, Lot 50. Discussion relating to expansion of parking area.

**Levitt**, 52 Old Logging Rd., Block 9317, Lot 76.20-2. Discussion of proposed detached garage.