

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Tuesday, April 22, 2014
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the meeting of Thursday, March 27, 2014

Churchill, 210 Trinity Pass Road, Block 9820, Lot 49. Review and ratification of Resolution of Approval for residential site plan 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, 03/27/14

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

Sulam, 27 Threshing Rock Rd, Block 9318, Lot 1.41. Review and ratification of Resolution of Approval for residential site plan 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, 03/27/14

Board walked property: 03/22/14

McGovern, 4 Woodland Road, Block 9456, Lot 29. Review and ratification of Resolution of Approval for residential site plan 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, 03/27/14

Board walked property: 03/22/14

Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. Discussion of alternative trail over the subject property for reconsideration of the denial of the preliminary subdivision application. 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
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, 04/12/12, 03/27/14
Public hearing on preliminary opened: 09/22/11
Application denied: 03/22/12 Decision of 03/22/12 vacated: 04/12/12
Extension of time granted for decision: 11/17/11, 01/26/12, 02/23/12, 2-wk. verbal extension to 04/12/12
Discussion of Modification to Subdivision Plan: 01/23/14
Public hearing for reconsideration of denial opened & closed: 03/27/14

Board walked property: 04/12/11, 04/30/11

Public hearing on preliminary closed: 10/27/11

Application denied: 04/12/12

verbal extension to 04/12/12

Board walked proposed trail: 03/22/14

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), 03/27/14

Board walked property: 04/15/14

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: 03/27/14

Board walked property: 04/15/14

KKPR, LLC (The Inn at Pound Ridge), 258 Westchester Avenue, Block 9816, Lot 50.

Application for amended site plan review to provide additional on-site parking.

Previous meeting dates: 09/27/12, 10/25/12, 11/29/12, 03/27/14 (informal) Board walked property: 11/03/12

Commercial Site Plan Approved: 11/29/12

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: 03/27/14

Board walked property: 04/15/14

Grubb, 465 Long Ridge Road, Bedford, NY, Block 9317, Lot 48.1. Application for residential site plan review to allow an addition to the existing residence that currently exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 4.8771 acres.

Previous meeting dates: New application