

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

Adoption of Minutes from the meeting of Tuesday, April 22, 2014

Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. Review and ratification of Resolution of Approval for Preliminary and Final Subdivision 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, 04/12/12, 03/27/14, 04/22/14

Public hearing on preliminary opened: 09/22/11

Public hearing on preliminary closed: 10/27/11

Application denied: 03/22/12 Decision of 03/22/12 vacated: 04/12/12 Application denied: 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

Board walked proposed trail: 03/22/14

Public hearing for reconsideration of denial opened & closed: 03/27/14

DiPietro (Chubby's Hardware), 68 Westchester Ave., Block 9320, Lot 64. Review and ratification of Resolution of Commercial Site Plan 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, 04/22/14

Board walked property: 04/15/14

Todd, 418 Long Ridge Rd., Block 9031, Lot 164. Review and ratification of Resolution of Site Plan Approval 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, 04/22/14

Board walked property: 04/15/14

Grubb, 465 Long Ridge Road, Bedford, NY, Block 9317, Lot 48.1. Review and ratification of Resolution of Site Plan Approval for 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: 04/22/14

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), 04/22/14 Board walked property: 11/03/12

Commercial Site Plan Approved: 11/29/12

ZBA appearance for 2' fence height variance for northerly side yard: 05/21/14

U.S. Summit Co./Eastwoods LLC (Pound Ridge Golf Club), High Ridge Road, Block 9316, Lot 18.9. Referral from Town Board for recommendation on proposed plan for discontinuation of water treatment system maintenance, bottled water program and residential sampling when water quality returns to pre-release conditions.

Rubin / Zuckerman, 38 Old Stone Hill Road, Block 10047, Lot 16.1. Application for residential site plan review for a) construction of a tennis court that would exceed the maximum lot coverage threshold for an R-3A zoning district, b) proposed 258 sq. ft. addition to existing 2½ story residence, c) application for steep slopes permit. The property consists of 9.158 acres. Water Control Commission approval is also required.

Previous meeting dates: New application