

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, June 26, 2014
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of Thursday, May 22, 2014

KKPR, LLC (The Inn at Pound Ridge), 258 Westchester Avenue, Block 9816, Lot 50. Review and ratification of resolution of approval for amended site plan 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, 05/22/14

Commercial Site Plan Approved: 11/29/12

Board walked property: 11/03/12, 05/22/14

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

Conceptual Approval for Amended Site Plan: 05/22/14

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.

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, 04/22/14

Board walked property: 04/15/14

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: 05/22/14

Board walked property: 06/07/14

Paradise, 94 Salem Road, Block 9817, Lot 31.1. Discussion of violation for disturbance within the steep slopes area on Lot 31.1.

Previous meeting dates: 07/28/11 (informal) Discuss restoration to lot 31.1 & access to lot 31.1 from lot 32, 09/22/11 (referred to WCC for restoration/violation), 09/27/12 (update - no restoration/fines recommendation from WCC, land is stabilized)

Board walked property: 8/04/11 and 06/07/14

DeToledo / Casper, 6 Sunset Lane, Block 9031, Lot 98. Application for steep slope disturbance approval to install retaining walls to create a terrace sitting/garden space. The property consists of 4.55 acres and is located in an R-2A zoning district.

Previous meeting dates: New application

Quigley, 17 Salem Road, Block 9830, Lot 40. Application for residential site plan review to construct a garage that would be located in the front (measured from the property line) and side yard vegetated buffer areas. The property is located in an R-2A zoning district that requires a 15' minimum buffer area.

Previous meeting dates: New application

ZBA granted variances on 05/21/14: for exterior stair (35' side), for garage (60' front and 42'7" side)

Cowan (applicant), **Knorr** (owner), Upper Shad Road, Block 9320, Lot 112. Application for residential site plan review for new construction of a single family residence with detached garage. The property consists of 2.014 acres and is located in an R-2A zoning district.

Previous meeting dates: New application