

**PLANNING BOARD MEETING AGENDA**  
**Thursday, July 31, 2014**  
**Pound Ridge Town House 7:30 p.m.**

**Adoption of Minutes from the Meeting of Thursday, June 26, 2014**

**Heinzelman**, Clearwater Lane, Block 9316, Lot 35.9. Review and ratification of approval 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, 06/26/14 Board walked property: 04/15/14

**Cormier**, 25 Colonel Sheldon Lane, Block 9816, Lot 37.10. Application for residential site plan review for (a) construction of a new pool house, modification of existing patio and new retaining walls that exceed the maximum building and lot coverage thresholds for an R-3A zoning district, (b) application for steep slopes disturbance permit. The property consists of 7.27 acres.

Previous meeting dates: 02/27/14

Board walked property: 03/22/14

**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, 06/26/14

Board walked property: 06/07/14 & 07/10/14

**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: 06/26/14

Board walked property: 07/10/14

**Quigley**, 17 Salem Road, Block 9820, 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: 06/26/14

Board walked property: 07/10/14

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

**Mirra** (formerly Faraci), 243 Stone Hill Road, Block 9817, Lot 4.1. Request for one year extension of residential site plan approval to construct an 800 sq. ft. swimming pool and 3,709 sq. ft. of new patio, deck and walls approved by the Planning Board on July 25, 2013.

**Informal Hearings:**

**O'Brien**, 145 High Ridge Road, Block 9453, Lot 52. Discussion of a scaled down version of the proposed accessory garage.

Previous meeting dates: 11/12/13, 01/23/14

Board walked property: 12/07/13

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

**Westchester Land Trust Wilderness Walk Preserve**, Upper Shad Road. Discussion of proposed parking area (covered by woodchips), plantings and signage.