

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, September 25, 2014
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of Thursday, July 31, 2014

Rubin / Zuckerman, 38 Old Stone Hill Road, Block 10047, Lot 16.1. Review and ratification of Resolution of Approval for residential site plan 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.

Previous meeting dates: 05/22/14, 06/26/14, 07/31/14

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

DeToledo / Casper, 6 Sunset Lane, Block 9031, Lot 98. Review and ratification of Resolution of Approval for residential site plan for steep slopes disturbance 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, 07/31/14

Board walked property: 07/10/14

Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. Request for a six (6) month extension to April 22, 2015 to submit an application for final plat approval, which required period for submission expires on October 22, 2014.

Preliminary subdivision approval: 05/22/14

Ridge 29, LLC, Referral from Town Board to review an application for property located at Trinity Pass and Pine Drive, Block 9320, Lot 28, to allow a multi-family housing development.

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, 07/31/14

Board walked property: 07/10/14, 8/26/14

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

WCC approved: 6/25/14

Mendelson, for property located at 22 Bishop Park Road, Block 10280, Lot 1.

(a)Application for residential site plan review for new construction of a 1½ story, 2,300 sq. ft. residence on existing foundation, deck repair, alteration of garage with legal accessory apartment above and new walkways. (b)Application for steep slopes disturbance approval. The property consists of 1.83 acres and is located in an R-3A zoning district.

Previous meeting dates: New application

Pearson / Murphy, 51 Salem Road, Block 10051, Lot 5. Application for residential site plan review to install a 37' x 18' in-ground swimming pool, renovation of existing stone terrace, new stone wall, generator and steps to garden that exceeds the maximum building and lot coverage thresholds for an R-2A zoning district. The property consists of 1.672 acres.

Previous meeting dates: New application

Ades, 31 Old Stone Hill Road, Block 9817, Lot 19. (a)Application for residential site plan review to construct a 22' x 46' in-ground swimming pool, pool house, hot tub and fieldstone terrace that exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. (b)Application for steep slopes disturbance approval. The property consists of 3.05 acres.

Previous meeting dates: New application

Higbie, 26 Lower Shad Road, Block 9316, Lot 16. Application for residential site plan review to remove existing garage and construct a new 2½ story garage/gym, two additions to the main house, walkways, pergola, breezeway, and storm drainage improvements that exceeds the maximum lot coverage threshold for an R-3A zoning district. The property consists of 8.74 acres.

Previous meeting dates: New application