

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, November 20, 2014
Pound Ridge Town House 7:30 p.m.**

Adoption of Minutes from the Meeting of Thursday, October 23, 2014

US Summit Co/Eastwoods LLC (Pound Ridge Golf Club), High Ridge Road. Request for a one-year extension of amended site plan approval for construction of a permanent clubhouse on the premises to December 9, 2015.

Resolution of amended site plan approval: 12/09/10
Extension of amended site plan approval granted 11/17/11 to 12/09/12
Extension of amended site plan approval granted 11/29/12 to 12/09/13
Extension of amended site plan approval granted 11/21/13 to 12/09/14

US Summit Co/Eastwoods LLC (Pound Ridge Golf Club), High Ridge Road. Request to discontinue the groundwater quantity (well water level) monitoring aspect of the Monitoring Plan, as noted in Section 2.2

Ades, 31 Old Stone Hill Road, Block 9817, Lot 19. Review and ratification of Resolution of Approval for residential site plan 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, and approval for construction in a steep slope area. The property consists of 3.05 acres. The application was approved by the Water Control Commission on October 8, 2014.

Previous meeting dates: 09/25/14, 10/23/14

Board walked property: 10/18/14

Higbie, 26 Lower Shad Road, Block 9316, Lot 16. Review and ratification of Resolution of Approval for residential site plan 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: 09/25/14, 10/23/14

Board walked property: 10/18/14

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

Previous meeting dates: 09/25/14 (preliminary review), 10/23/14

Cowan (applicant), **Knorr** (owner), Upper Shad Road, Block 9320, Lot 112. Application for residential site plan review for new construction of a 4-bedroom single family residence with garage. The property consists of 2.014 acres and is located in an R-2A zoning district. The application is currently before the Water Control Commission

Previous meeting dates: 06/26/14, 10/23/14

Board walked property: 07/10/14

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: 09/25/14, 10/23/14

Board walked property: 10/18/14

Robins/Gordon, 126 Old Church Lane, Block 10055, Lot 1. Application for site plan review to construct a closet addition and foundation for bump out at tub for existing residence that exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. Proposed demolition of existing wood shed. The property consists of 5.03 acres.

Previous meeting dates: New application

Nast, for property located on Sarles Road, Block 9452, Lot 11. a) Application for site plan review to construct a six-bedroom residence, paved driveway and in ground pool that exceeds the maximum lot coverage threshold for an R-3A zoning district. b) Application for steep slope disturbance approval. The property consists of 3.763 acres.

Previous meeting dates: New application