

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, April 23, 2015
Pound Ridge Town House 7:30 p.m.**

Ridge 29, LLC (contract vendee), CH State Holdings, LLC (owner), Block 9320, Lot 28. (a) Application for site plan review for a multi-family housing development on property located at Trinity Pass and Pine Drive, consisting of 29.14 acres. SEQRA determination and scheduling of public scoping session.

US Summit Co/Eastwoods LLC (Pound Ridge Golf Club), High Ridge Road. Request for release of remaining \$25,000 bond being held by the Town pending Department of Transportation (DOT) driveway permits. Documentation has been received stating that the permits have been closed.

US Summit Co/Eastwoods LLC (Pound Ridge Golf Club), High Ridge Road. Application for commercial site plan review to expand and relocate the existing seasonal tent on the golf course.

Previous meeting dates: New application

Cormier, 25 Colonel Sheldon Lane, Block 9816, Lot 37.10. Review and ratification of approval of resolution for residential site plan 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. **Note:** Resolution of approval will be similar to the previous approval on July 31, 2014, with the exception of the method of replacement of the retaining wall.

Previous meeting dates: 02/27/14, 07/31/14, 03/26/15

Board walked property: 03/22/14

Cleveland, 326 Pine Brook Road, Bedford, NY, Block 9317, Lot 73.1. Review and ratification of approval of resolution for residential site plan to construct a 155 sq. ft. addition to the existing garage and first floor bedroom. The existing lot coverage exceeds the maximum threshold for an R-3A zoning district. The property consists of 3.362 acres.

Previous meeting dates: 03/26/15

Walker Holdings, LLC, 240 Stone Hill Road, Block 9816, Lot 79. Review and ratification of approval of resolution for residential site plan to construct ground mounted solar panels on the property that would exceed the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 11.65 acres.

Previous meeting dates: 01/22/15, 02/26/15, 03/26/15

Board walked property: 03/19/15

160 Parkview, LLC, (Dominic Lio), 160 Parkview Road, Block 10047, Lot 91. Review and ratification of resolution for re-approval of residential site plan granted May 23, 2013 to rebuild a house that was destroyed by fire. Approval was granted on March 26, 2015 by consensus, pending drawing and wall calculations.

Previous meeting dates: 03/26/15

Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. Request for second 6-month extension to submit an application for final plat approval. Preliminary subdivision was approved on May 22, 2014.

82 Trinity Pass LLC, 82 Trinity Pass Road, Block 9821, Lot 8.9-9. a) Application for site plan review to construct a five-bedroom residence and cabana, septic system and potable water well, relocated driveway, pool and utility services, landscaping and drainage improvements that exceeds the maximum building and lot coverage thresholds for an R-3A zoning district, and vegetative buffer disturbance. Demolition of existing residence and all associated structures with the exception of existing tennis court and accessory building and construction of new residence. (b) Application for steep slope disturbance approval. The property consists of 13.267 acres. This application is also before the Water Control Commission.

Previous meeting dates: 01/22/15, 02/26/15, 03/26/15

Board walked property: 01/31/15

61 Pound Ridge Road, LLC, (Madden), 61 Pound Ridge Road, Block 9816, Lot 12.1. (a) Application for residential site plan review to construct a 20' x 40' in ground swimming pool and 400 sq. ft. covered pavilion that exceeds the maximum building and lot coverage thresholds for an R-2A zoning district. (b) Application for steep slope disturbance approval. The property consists of 9.827 acres.

Previous meeting dates: 03/26/15

Board walked property: 03/28/15

Walsh, 50 Upper Shad Road, Block 9320, Lot 71. Residential site plan application to construct a garage with exercise room below at the southwest corner of existing house, conversion of existing deck to screened porch, interior renovations, new terraces, removal of a portion of existing driveway and reconfigured, and legalization of existing accessory structures. Activity on the property exceeds the maximum building and lot coverage thresholds for an R-2A zoning district. The property consists of 3.266 acres. The application also requires approval of the Zoning Board of Appeals and Water Control Commission.

Previous meeting dates: New application