

PLANNING BOARD MEETING AGENDA
Thursday June 25, 2015
Pound Ridge Town House 7:30 p.m.

Walsh, 50 Upper Shad Road, Block 9320, Lot 71. Review and ratification of Resolution for Residential Site Plan Approval 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. The application requires approval of the Water Control Commission.

Previous meeting dates: 04/23/15, 6/3/15

Board walked property: N/A

ZBA approval granted for a 30' side yard variance for garage: 04/15/15, previous approval granted on 02/18/15 is VOID

ZBA approval to legalize generator no closer than 5' from property line and sauna no closer than 9' from property line: 04/15/15

ZBA denial to legalize existing yurt: 04/15/15

Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. Application for Final Subdivision Approval for a conservation/cluster subdivision of a 105.68 acre parcel into 15 proposed lots (12 residential, 2 open space/conservation parcels and one storm water parcel). There are two existing residences on the property (proposed Lots 12 and 13). The property is located in an R-2A and R-1A zoning district.

Previous meeting dates: Informal hearings on 06/24/10, 09/23/10, 12/09/10 Board walked property: 04/12/11, 04/30/11

Hearings on: 01/27/11, 02/24/11, 04/26/11, 05/26/11, 06/23/11, 09/22/11, 10/27/11, 01/26/12, 02/23/12, 03/22/12, 04/12/12, 03/27/14, 04/22/14, 05/22/14, 04/23/15

Public hearing on preliminary opened: 09/22/11

Public hearing on preliminary closed: 10/27/11

Application denied: 03/22/12 Decision of 03/22/12 vacated: 04/12/12 Application denied: 04/12/12

Extension of time granted for decision: 11/17/11, 01/26/12, 02/23/12, 2-wk. verbal extension to 04/12/12

Discussion of Modification to Subdivision Plan: 01/23/14

Board walked proposed trail: 03/22/14

Public hearing for reconsideration of denial opened & closed: 03/27/14

Preliminary subdivision approval: 05/22/14

90-day Extension of Preliminary Subdivision Approval granted: 04/23/15 (from 5/22/14 to 08/23/15)

Pearson / Murphy, 51 Salem Road, Block 10051, Lot 5. Application for residential site plan review to install an 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

Galbreath / Sun, 233 Stone Hill Road, Block 9817, Lot 31. Phase 2 project. (a) Application for residential site plan review to replace septic system, reconfigure walkways and existing footbridge, reconstruct portions of existing stone wall, removal of 8 trees and installation of new plantings that exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. (b) Application for approval of steep slope disturbance The property consists of 22.31 acres. Water Control Commission approval is also required for Phase 2. Approval was granted on March 11, 2015 for Phase 1 project involving interior renovations.

Previous meeting dates: New application

Babbitt, 29 Beech Hill Lane, Block 9820, Lot 78. Application for residential site plan review to construct an inground swimming pool, deck, terraces and landscaping that exceeds the maximum lot coverage threshold for an R-3A zoning district. Construction of a new septic system approved by the Health Department on 5/27/15 is also proposed. The property consists of 3.0 acres.

Previous meeting dates: New application

Informal Hearings:

Boniface, 6 and 8 Highview Road, Block 10301, Lots 2.1 and 2.2. Discussion of proposed addition to existing residence, pool/cabana and new driveway access. Lot 2.1 consists of 3.89 acres, and Lot 2.2 consists of 3.23 acres. The properties are in an R-2A zoning district.

McGahren (contract vendee) for property owned by DePicciotto, 67 Conant Valley Road, Block 9827, Lot 32. Discussion of development feasibility on the property. The lot consists of 10 acres, and is located in an R-3A zoning district.

141 Old Church Lane, LLC, owner of property located at 141 Old Church Lane, Block 9827, Lot 31. Discussion of proposed lot line change.