

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

PUBLIC HEARING:

Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. Public hearing for final subdivision approval on the application of Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. Preliminary subdivision approval was granted on May 22, 2014. This application is 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 5/22/15 to 08/23/15)

OTHER APPLICATIONS:

Pearson / Murphy, 51 Salem Road, Block 10051, Lot 5. Review and ratification of Resolution for Residential Site Plan Approval 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, 06/25/15 Board walked property: 10/18/14
Approved: 06/25/15

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: 06/25/15 Board walked property: 06/13/15

Kenneth McGahren (contract vendee) for property owned by Elisabeth de Picciotto and Maria Smith, Conant Valley Road and Old Church Lane, Block 9827, Lot 32. Application for residential approval of building/disturbance envelope for a single family residence. The property consists of 10 acres, and is in an R-3A zoning district.

Previous meeting dates: (Informal) 06/25/15

Kleiner Family Trust, 79 Westchester Avenue, Block 9454, Lot 8. Application for commercial site plan review for approval to construct a single story addition to the east side of the existing building to accommodate a conference room and additional office space. The property is located in a PB-A zoning district.

Previous meeting dates: New application