

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, August 27, 2015
Pound Ridge Town House 7:30 p.m.**

Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. Review and ratification of Resolution for Final Subdivision Approval for the application of Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lots 13 & 83. 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, 06/25/15, 07/23/15
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)
Public hearing on final subdivision approval opened and closed: 07/23/15

Galbreath / Sun, 233 Stone Hill Road, Block 9817, Lot 31. Review and ratification of Resolution of Site Plan Approval and Steep Slope Disturbance Approval for the Phase 2 project, involving replacement of the septic system, reconfiguration of walkways and existing footbridge, reconstruction of 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. The property consists of 22.31 acres.

Previous meeting dates: 06/25/15, 07/23/15 Board walked property: 07/13/15
Water Control Commission approval of Phase I: 03/11/15 (interior renovations only)
Water Control Commission approval of Phase II: 08/05/15

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, 04/23/15 Board walked property: 03/28/15

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. Health Department approval to construct a new septic system was granted on 5/27/15. The property consists of 3.0 acres.

Previous meeting dates: 06/25/15 Board walked property: 07/13/15

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. Review revised building design. The property is located in a PB-A zoning district.

Previous meeting dates: 07/23/15

Informal Hearing:

Boniface, 6 and 8 Highview Road, Block 10301, Lots 2.1 and 2.2. Discussion of Site Walk for a 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.

Previous meeting dates: Informal 06/25/15

Board walked property: 07/13/15