

**TENTATIVE
PLANNING BOARD MEETING AGENDA
Thursday, January 28, 2016
Pound Ridge Town House 7:30 p.m.**

PUBLIC HEARING:

141 Old Church Lane, LLC, 141 Old Church Lane, Block 9827, Lot 31 and **McGahren Properties, LLC**, Conant Valley Road, Block 9827, Lot 32. Application for preliminary and/or final subdivision approval for a lot line change involving a transfer of 0.315 acres from Lot 32 to Lot 31. Currently Lot 32 consists of 9.20 acres and Lot 31 consists of 5.079 acres. Both parcels are in an R-3A zoning district. No physical improvements or disturbance of any kind is proposed in connection with this application.

Previous meeting dates: (Informal: 6/25/15), 11/19/15

OTHER HEARINGS:

Cannold / Berenstein, 15 Colonel Sheldon Lane, Block 9816, Lot 37.12. Review and ratification of Resolution for Residential Site Plan Approval to construct an in-ground swimming pool that exceeds the maximum lot and building coverage thresholds for an R-3A zoning district. The property consists of 6.53 acres. Water Control Commission approval was granted 10/14/15 .

Previous meeting dates: 10/22/15, 11/19/15

Board walked property: Scheduled for 11/07/15

73 Westchester Avenue, LLC (owner), **Helaine Smith**, (tenant) for property located at 73 Westchester Avenue, Block 9454, Lot 10. Review and ratification of Resolution for Commercial Site Plan Approval for a dental office with four treatment rooms in an existing space. Approval was granted by the Department of Health for a change of use. The property is in a PB-A zoning district.

Previous meeting dates: 11/19/15

Board walked property: 12/05/15

Oceanus Navigation Corp., Rolling Meadow Lane and High Ridge Road, Pound Ridge, NY, Block 9320, Lot 13.9 (formerly Lots 13 & 83). Request for (a) 90-day extension of Final Subdivision Approval, (b) Verification of tax lots, (c) Discussion of road name.

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, 08/27/15

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

Final subdivision approval: 08/27/15

Wiener, 506 Long Ridge Road, Bedford, NY, Block 9031, Lot 176.1. Application for Residential Site Plan Approval to construct a pool house and pool deck expansion that exceeds the lot coverage threshold for an R-3A zoning district. The property consists of 3.928 acres. A 17'3" side yard variance was granted by the ZBA on 10/21/15 to allow placement of the proposed pool house 32'9" from the southerly side property line.

Previous meeting dates: 11/19/15

Board walked property: 12/05/15

ZBA granted a 17'3" side yard variance on 10/21/15

Altman, 25 Eastwoods Road, Block 9821, Lot 9. Application for Residential Site Plan review to construct a one-car addition to the existing two-car garage that would exceed the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 4.95 acres.

Previous meeting dates: 11/19/15

Board walked property: 12/05/15

Kolz, 61 Fancher Road, Block 9454, Lot 34. a) Application for Residential Site Plan review to replace existing pool/patio, addition of hot tub and outdoor grill, modification of existing pool fence, proposed sport court and open pavilion that exceeds the maximum lot coverage threshold for an R-3A zoning district. b) Application for steep slope disturbance approval. The property consists of 3.54 acres.

Previous meeting dates: New application

McGovern, 4 Woodland Road, Block 9456, Lot 29. Application for Residential Site Plan review to extend existing attached garage by 5', and extend existing driveway by 330 sq. ft. to allow for safe maneuvering space, which additions exceed the maximum lot coverage threshold for an R-3A zoning district. The property consists of 2.0 acres.

Previous meeting dates: New application

Bodine, 44 Horseshoe Hill Road, Block 9452, Lot 28. Application for Residential Site Plan review to allow an accessory apartment within the existing residence. No change of footprint or additional lighting is proposed. The septic system is approved for 5-bedrooms.

Previous meeting dates: New application