

**TENTATIVE  
PLANNING BOARD MEETING AGENDA  
Thursday, September 26, 2019  
Pound Ridge Town House 7:30 p.m.**

**Adoption of Minutes from the Meeting of July 25, 2019**

**Splinter Construction, Inc. (Nast) - Contract Vendee, Joan O'Brien - Owner**, Lower Shad Road, Block 9318, Lot 45.2. Application for Residential Site Plan review to construct a new three-bedroom single family residence, new gravel driveway, new on-site septic system, a new drilled well, and a new stormwater treatment system. The property is located in an R-3A zoning district and consists of 11.9 acres. Water Control Commission approval was granted on April 10, 2019, conditioned on a Conservation Easement Agreement. ZBA approval was granted on August 21, 2019 for the required 250' horizontal circle.

Previous meeting dates: 06/27/19

WCC dates: 12/12/18, approved 04/10/19 (conditioned on conservation easement)

ZBA granted variance for 250' horizontal circle: 08/21/19

Board walked property: 07/02/19

**Richard and Cynthia Rubino**, 108 High Ridge Rd, Block 9452, Lot 22.1. Review and ratification of Resolution of Residential Site Plan Approval to construct a pool house/playroom that exceeds the maximum building and lot coverage thresholds for an R-2A zoning district. The property consists of 10.004 acres.

Previous meeting dates: 07/25/19

Board walked property: 08/05/19

**Jonathan Stein**, 128 Kitchawan Road, Block 10264, Lot 1.2. Application for Residential Site Plan Review to install a floating dock, ramp and deck with gravel access, movable boat rack and stepping stones path, that exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 4.565 acres. Water Control approval was granted on September 4, 2019.

Previous meeting dates: New application

WCC Approved; 09/04/19

**Recommendation to the Town Board for release of the outstanding bonds referred to in the Resolution of Final Subdivision Approval by the Planning Board dated September 26, 2002 for the DelSavio/Knob Hill Application:**

- **\$147,750** bond, reduced from \$600,000, for roads and related improvements
- **\$5,750** bond, reduced from \$30,000, for erosion control
- **\$10,000** Water Control bond

Engineering inspections were satisfactory, and Joshua Hobby Lane was accepted for dedication as a Town road by the Town Board on April 4, 2019. The transfer deed for the road and open space parcels was recorded in the Westchester County Clerk's Office on September 10, 2019.