

**Village of North Haven
Planning Board
Agenda
Monday, April 15, 2024**

Bryan Von Hagn, Chairperson
Ernest Schieferstein, Deputy Chairperson
Christian Duryea
Gregory Churchill
Allan Kopelson
Susan Edwards

Scott Middleton, Village Attorney
Billy Hajek, Planning & Environmental Consultant
George Butts, Village Building Inspector
Erika Gubitosi, Planning Clerk

1. **Chairperson Opens Meeting/Pledge of Allegiance-4:30 PM**
2. **Public Hearing**

Spaeth Family 2011 Trust, Owner – the property is located at 37 Mashomuck Drive, North Haven, NY, SCTM# 901-3-2-62.1. The applicant requests an extension to the Planning Board’s approval for the demolition of the existing dwelling and construction of a new 2-story dwelling, attached garage, front porch, deck, patio and swimming pool, that the Board initially approved on August 26, 2019, modified on May 17, 2021 and extended October 16, 2023.

370 North Ferry Road L.P. and 2104 Cahuenga Partners L.P., Owners/Anthony C. Pasca, Esq., Agent – the properties are located at 362 and 370 North Ferry Road, North Haven, NY, SCTM# 901-1-2-1,2,3 & 4. The applicant requests extension of the preliminary subdivision approval for an 8-lot subdivision, that the Board approved on February 27, 2023 and extended December 18, 2023.

3. **Approval of the March 18, 2024 transcript**
4. **Site Plans/Applications**

Spaeth Family 2011 Trust, Owner – the property is located at 37 Mashomuck Drive, North Haven, NY, SCTM# 901-3-2-62.1. The applicant requests an extension to the Planning Board’s approval for the demolition of the existing dwelling and construction of a new 2-story dwelling, attached garage, front porch, deck, patio and swimming pool, that the Board initially approved on August 26, 2019, modified on May 17, 2021 and extended October 16, 2023.

370 North Ferry Road L.P. and 2104 Cahuenga Partners L.P., Owners/Anthony C. Pasca, Esq., Agent – the properties are located at 362 and 370 North Ferry Road, North Haven, NY, SCTM# 901-1-2-1,2,3 & 4. The applicant requests extension of the preliminary subdivision approval for an 8-lot subdivision, that the Board approved on February 27, 2023 and extended December 18, 2023.

54LC LLC, Owner/Brian Doyle, Esq., Agent – the property is located at 54 Robertson Drive, North Haven, NY, SCTM# 901-4-1-37. The application proposes site plan approval for modifications to the 75’ wetland setback, including the removal of existing stone walkways & driveway, the establishment of an unsurfaced path and revegetation.

20 Cove Road LLC, Owner/Michael G. Walsh, Esq., Agent – the property is located at 20 Cove View Road, North Haven, NY, SCTM# 901-6-2-70.1. The applicant proposes to demolish the existing dwelling

and construct a new 2-story single-family dwelling, patios and a swimming pool, install a new I/A septic system, relocate the existing accessory structure and add a 419sf. addition with 530sf. attached decks.

5. The next meeting date is Monday, May 20, 2024

6. Adjournment

INACTIVE APPLICATIONS (NO DISCUSSION)

Jason Craig, Owner/Brian J. Locascio, Esq., Agent - the property is located at 6 West Harbor Drive, North Haven, NY, SCTM# 901-6-2-23. The applicant requests approval of an as built 18'x40' swimming pool.

JIF FP25 LLC, Owner/Dennis Downes, Esq., Agent - the property is located at 25 Fresh Pond Road, North Haven, NY, SCTM# 901-6-3-50.1. The applicant proposes modifications to the site plan approval, approved by the Board on November 28, 2022.

JIF FP27 LLC, Owner/Dennis Downes, Esq., Agent - the property is located at 27 Fresh Pond Road, North Haven, NY, SCTM# 901-6-3-50.2. The applicant proposes modifications to the site plan approval, approved by the Board on November 28, 2022.

6 Bay View Court LLC, 50 On the Bluff LLC, Angel View Inc., Owners/Carl Benincasa, Esq., Agent - the properties are located at 6 Bay View Court, 48 On the Bluff & 52 On the Bluff, North Haven, NY, SCTM# 901-2-1-1.1, 2-4-79 & 2-4-80. The applicant proposes to amend a covenant imposed by the Board pursuant to site plan approval.