

Minutes

Housing Board, Town of Pound Ridge Meeting of March 8, 2010, at 4:30 PM Town House

Present: Suzy Beatty, Carol Powers, Mary LaTronica, Jerry Bisceglia, Kitty Wynkoop and Josina van der Maas (Chair), Paul McConville (Town Board Liaison), Don Heppner (Record Review). Ken Olsen was absent.

The Chair opened the meeting at 4:37 PM.

The Minutes of the Meeting of February 8, 2010, were approved.

Suzy reported that Scotts Ridge is fully rented and that there have been no changes in occupants.

The entire meeting was devoted to discussion of the Housing Referendum. Josina and Ken Olsen had met with Gary Warshauer, Jon Powers and Paul McConville on the Kitchawong Housing Corporation question, and at the end of the meeting Gary, Jon and Paul expressed their concern about the Housing Referendum, for a couple of reasons. Primarily, their issue is the impact of the County's plan for implementation of the mandated affordable housing, and the potential legal challenge to any conflicting plans we might have. There is also the Open Space Acquisition Fund referendum renewal in November, which would present voters with two potential tax burdens, even though small, in this economy.

We have two choices:

1. We can drop the proposal before it gets discussed with the Town Board.
2. We proceed with the proposal but at the same time offer alternatives.

There is little to no chance that the Town Board will approve the referendum. The second option is to show how housing needs can be met in other ways. We came back to the idea of multi-family housing, which currently is not allowed under our Zoning Laws. This is not the same as Accessory Apartments, which require the owner to live in one of the two units. Multi-family homes do not have this requirement. There are two ways in which creation of a multi-family home can be accomplished:

1. Change the zoning to allow for it, subject to special considerations such as increased setbacks, number of garages/cars, etc.
2. Use the Special Permit route.

We felt that multi-family housing should not be restricted to seniors, but should be open to anyone of any age.

We also need to state again that the minimum lot size requirement for Senior Overlay Zoning (20 acres in 2-acre zoning and 30 acres in 3-acre zoning) is too difficult to meet and that it should be reduced, possibly to as little as 4 acres.

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These questions will be discussed again at the next meeting.

The next meeting date is Monday, April 5, 2010 at 4:30 PM.

The meeting closed at 6:23 PM.

Josina van der Maas, Chair