

Housing Board, Town of Pound Ridge
Meeting of March 9, 2009, 8:30 PM
Town House Dining Room

Minutes

Present: Carol Powers, Ken Olsen, Mary LaTronica, Suzy Beatty, Jerry Bisceglia, Josina van der Maas (Chair), Paul McConville (Town Board Liaison) and Dick Lyman (Town Board)

Kitty Wynkoop sent regrets.

The Chair opened the meeting at 8:31 PM, there was a quorum. The meeting was postponed from March 2 due to a snow storm.

The Minutes of the Meeting of February 2, 2009, were approved as submitted.

Suzy submitted a listing of the eleven current Scotts Ridge residents (without last names) and reported that there are three applications under review for the last opening, one of them the mother of a Pound Ridge resident. We again discussed the issue of why we can not get the last names, because questions come up from time to time that we can't answer without having a last name. The property manager is going to get together with Police Chief Dave Ryan to understand why last names are needed.

Suzy also mentioned that Gary Warshauer wants to get together with the residents, maybe at a barbecue in the spring.

Jerry Bisceglia suggested that we send a letter to all owners of commercial properties in Scotts Corners to encourage them to build more apartments above the stores. We discussed whether there is a need and how many stores already have apartments above them. It would be useful to know how many apartments are vacant and what the demand is. They would appeal to younger people without children, not seniors or young families. We will continue the discussion at our next meeting.

We formulated our official comments to the Comprehensive Plan draft, with focus on two issues:

1. Driving development of alternative housing (senior, work force, etc) towards the commercial area is inconsistent with the sewage and water problems and restrictions.
2. The transfer of all town-owned land to the Land Conservancy, as espoused in the Comprehensive Plan, is not taking the needs of the Town into account. As discussed at the Supervisor's Forum on February 14, 2009, each parcel has to be reviewed on its own merit before any decision to transfer it in perpetuity to the Land Conservancy can be considered.

Our comments will be sent to Bill Harding.

Paul McConville and Dick Lyman commented that the Town Board is looking for more specific recommendations from the Housing Board. There was extensive discussion of exactly what this means, considering that the Housing Board has neither the expertise nor the money to hire experts to make concrete recommendations about specific properties. We agreed that our current plan to suggest to the owners of the “29 acres” property to make one of the five or six residences tentatively planned into multiple family units fits within what Paul and Dick have in mind. The plan is not yet in the formal review stage with the Planning Board. Josina wrote a note to Clay Fowler, Chair of the Planning Board, with the suggestion, to which he responded favorably. Dick suggested that we call the attorney for the property owners, Ms. Tortorella with the suggestion.

Paul suggested that the Pound Ridge Housing Corporation should have some seed money. Josina responded that the corporation is probably going to restructure, and that it still has three members of the Housing Board on its roster (Josina, Ken and Kitty), in addition to Ray Clark, Barry Cohen and Jonathan Childs. The Fire Department is looking at the property in back of the fire house, owned by Rosalie Roth, as a possible location for a storage shed, with the possibility of leasing part of the land for construction of a few units of alternative housing. The problem is that part of the land has been leased for sewage systems for DiNardo’s and other stores on that side, as well as for public parking. Another issue is the Class A stream.

We also discussed the possibility of conversion of an existing, 6000 square foot home which has never been sold or occupied. Preliminary review of the numbers suggest that this is not a viable option, although it might be worth mentioning it to the owner/developer.

The next meeting of the Housing Board is on Monday, April 6, 2009, at 8:00 PM.

The meeting closed at 10:33 PM.

Josina van der Maas, Chair