

Housing Board, Town of Pound Ridge
Meeting of April 6, 2009, 8:00 PM
Town House Dining Room

Minutes

Present: Mary LaTronica, Suzy Beatty, Jerry Bisceglia, Kitty Wynkoop, Josina van der Maas (Chair), and Paul McConville (Town Board Liaison)

Ken Olsen and Carol Powers sent regrets.

The Chair opened the meeting at 8:03 PM.

The Minutes of the Meeting of March 9, 2009, were approved as submitted.

Suzy Beatty announced that all 12 units of Scotts Ridge are now occupied. The last resident to move in is a parent of a Pound Ridge resident. We also approved sending a note to Joan Arnold of A-Home to let her know that the Housing Board does not require certification from A-Home by May 31 of this year, as required by article XV, §113.99, subsection 5, because they have just finished the selection process for the first twelve occupants (subsection 4 does not apply since rent and income eligibility requirements are set by A-Home).

The Chair announced that the Pound Ridge Housing Corporation will be replaced by the Kitchawong Housing Corporation under new terms of incorporation. This will be spearheaded by Ken Olsen. Funding for the legal fees will be provided by a member of the corporation. The name Kitchawong is a tribute to one of the original Indian tribes who lived on the land that is now Pound Ridge.

The Chair reported that she had spoken with Gerry Tortorella, attorney for the developers of “29 Acres” about the possibility of replacing a couple of the homes now being planned for a conventional subdivision by multiple units under one roof with the same look and feel as the single-family homes. Gerry said that she was not optimistic that the owners would be interested since they have spent so much time and money already on proposals that were not acceptable. The answer came back on Thursday April 2 that the owners are indeed not interested because it will further slow down their application.

Most of the meeting was devoted to a discussion about the requirement for the Housing Board to make its Annual Report to the Town Board. The Chair suggested that we use May 31 as the date, because the memo from the Ad Hoc Housing Committee was dated May 31, 2008. The board members feel that not much has been accomplished, and that we can't take credit for A-Home other than through the approval process. Paul suggested that the Town Board is looking for more detail than spelled out in the 2008 memo, with more specifics for possible types and sites for alternative housing. While board members are anxious to make progress, they feel blocked at every turn. Possibilities for using Town land seem dim to non-existent, land prices are out of sight, residents (including at least one board member) are opposed to “multi-family” housing in single-family residential areas, Scotts Corners is held out as a good location for mixed

residential housing, yet it is unsuitable because of septic and water limitations. The Chair suggested that we focus on one thing at a time because our discussions are so broad that we will never come to any conclusion using the limited resources we have. We therefore chose to pursue a study (probably limited in scope due to funding concerns) of whether it is possible to replace some commercial buildings by residential structures. The Chair spoke with Clay Fowler of the Planning Board about this. He said that he could this up with the Planning Board at their next meeting. It was also suggested by others that we might be able to use the consultants attached to the Planning Board for this study. In any case, the entire budget for the Housing Board is \$5,000 for 2009, so we have to be careful about creating the appropriate scope of the study.

We agreed on the following:

- Each Housing Board member will submit to the Chair his or her input for the May 31 report before the May meeting, which has been postponed to Monday, May 11, at 8 PM. Josina will cover the Scotts Corners study, Suzy A-Home.
- The report will consist of a retrospective part – reviewing what has been done in the past year, and a section on what we will undertake in the next year, including the Scotts Corners study.

Mary suggested that we talk with Jeff Vreeland of the Lewisboro Housing Committee to see how other towns solve their housing issues. She will contact him and ask him to attend our June 1 Housing Board meeting. She feels that we should work more with other towns to learn from them. Why can they get things done and we can't?

We decided not to suggest any Supervisor's Forum housing discussion until we have something new to talk about. A possible future topic could be the results of the Scotts Corners study.

Because of the Chair's planned absence, the next meeting of the Housing Board is now scheduled for Monday, May 11, at 8:00 PM.

The meeting closed at 9:55 PM.

Josina van der Maas, Chair