

Housing Board, Town of Pound Ridge  
Meeting of May 11, 2009, 8:00 PM  
Town House

Minutes

Present: Suzy Beatty, Kitty Wynkoop, Carol Powers and Josina van der Maas (Chair). Town Supervisor Gary Warshauer joined us for the latter part of the meeting.

Ken Olsen and Mary LaTronica were absent, Jerry Bisceglia sent regrets.

The Chair opened the meeting at 8:07 PM.

The Minutes of the Meeting of April 6, 2009, were approved as submitted.

Josina met with Jerry Bisceglia in the morning, to review and discuss his notes of the meeting with the Planning Board in April at which the proposed Scotts Corners study was discussed and rejected. Carol Powers and Ray Clark (Kitchawong Housing Corporation) were also present at that meeting. The Planning Board feels that enough studies have been done and that no further resources should be spent. This leaves the Housing Board to find individual property owners who are willing to consider converting their commercial space and whose property has the required sewage capacity. Jerry and Josina walked part of Scotts Corners, particularly the area on the Southwest corner of Trinity Pass and Westchester Avenue, where Key Bank is located. Several of the ground floor spaces are empty and for rent. If we had Town Planning capability and cooperation from property owners, an attractive downtown complex could be created by re-thinking the combined Trinity Corners (Post Office and market), Barnwell and the Key Bank area properties. This would involve taking down most of the empty stores in the Trinity Corners wings, re-landscaping the whole area and creating a more appropriate architectural look than steel beams, flat roofs and ugly brick walls. This is a nice vision but not within the scope of the Housing Board.

Josina will contact the presumed owner whose telephone number is listed on the empty stores near Key Bank. She has also following up on an inquiry from a property owner about building senior housing on his land. Both potential approaches will be sent in a separate note.

Gary Warshauer joined us for a discussion on the process to be followed in case a property owner is pursuing building or converting property to senior or workforce housing. Before the owner needs to spend money for engineering and design plans, the sewage capacity needs to be reviewed by the County Board of Health. If adequate sewage is available for the proposed project, the next step is to appear before the Town Board, to review the project in broad terms and get permission to proceed. For instance, a Special Permit or zoning change might be required. Only then does the project go to the Planning Board with the recommendation from the Town Board.

A Supervisor's Forum on senior issues has been scheduled for Saturday, June 27, at 10 AM. We will have a slot on the program. The content of our presentation will be discussed at our next meeting on Monday, June 1.

The meeting closed at 9:50 PM.

Josina van der Maas, Chair