

Housing Board, Town of Pound Ridge  
Meeting of June 1, 2009, 8:00 PM  
Town House

Minutes

Present: Suzy Beatty, Kitty Wynkoop, Carol Powers, Ken Olsen, Mary LaTronica, Jerry Bisceglia and Josina van der Maas (Chair).

Town Board Liaison Paul McConville sent regrets.

Invited Guests: Dr. Herb Kaufmann, Debbie Haglund (both from A-Home), Jeff Vreeland, Chair, Housing Committee, Town of Lewisboro

The Chair opened the meeting at 8:03 PM.

The Minutes of the Meeting of May 11, 2009, were approved as submitted.

Debbie Haglund, Housing Operations Manager of A-Home and Dr. Herb Kaufmann, A-Home Board Member and Chair of the Admissions Committee joined us to discuss medical admissions procedures, in light of informal reports about Cross Ridge medical issues. They assured us that, as soon as the telephone issues have been resolved, the medical alert buttons will be fully operational. They also assured us that they will be happy to respond to any questions we may have, as they arise. A social worker visits Cross Ridge at least once a week. We talked about the RUOK program, but A-Home feels that they can not require their residents to participate.

Jeff Vreeland discussed housing diversity in Lewisboro. As expected, Lewisboro and Pound Ridge have a lot of the same issues. Their inventory of affordable housing was built before current sewer regulations and has not increased since. Their focus is now on senior overlay zoning along State highways only, which removes about 80% of potential objections from neighbors. He asked us whether we would structure income level requirements so as to find housing for our residents and workers, or whether we would comply with County regulations, which would effectively prohibit implementation. We agreed that the County definition of affordable housing is not workable in Pound Ridge or Lewisboro, and that we have to look at 100% or even 120% of median income. Jeff mentioned as barriers the price of land, restrictions on multi-family housing and soil/sewage issues, among others. The proposed Lewisboro Senior Overlay Zoning is quite different from ours, for instance:

- Lot size – at least twice permissible single lot size; our current zoning requires at least 20 acres in R-1A and R-2A, and 30 in R-3A
- Only along State highways; ours is not restricted
- Only on lots which already have Special Permit use (churches, commercial uses); ours is not restricted
- The owner sets the priorities for occupants; ours are already spelled out
- Rental only; ours requires ownership

Lewisboro did a study on the tax impact of building only single-family homes. It turns out that building smaller units, occupied by seniors, young childless couples, or single people, decreases the school tax burden for the whole community. He will send us a copy of the study. In return, we will send him a copy of our survey questionnaire as well as the presentation summarizing the results of the survey.

We approved the Annual Report, which will be sent as “final” to 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. A brief summary of our Annual Report will be presented.

The meeting closed at 10:15 PM.

Josina van der Maas, Chair