

Minutes

Housing Board, Town of Pound Ridge Meeting of January 3, 2011, at 4:30 PM Town House

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

The Chair opened the meeting at 4:35 PM.

The minutes of the meeting of December 6, 2010, were approved with the following corrections:

- Change “Kitty gave an update” to “Suzy gave an update”
- Change “The meeting closed at 4:31 PM” to “The meeting closed at 5:35 PM”

Suzy gave an update on A-Home. The two candidates mentioned at last month’s meeting for filling vacancies at the A-Home have both received approval. There are no additional vacancies at A-Home. The Housing Board approved both unanimously. Suzy will remind the A-Home administration that review and approval of the Housing Board must be obtained before occupants receive final approval to move in.

We discussed the recommendations specific to housing in the Comprehensive Plan which has been approved by the Town Board. Josina suggested that we consider making it possible to have multi-family housing in some way, which is different from the accessory apartment law, where there is still one owner. There have been few if any implementations under the accessory apartment law, for various reasons, including the investment required and the subsequent increase in taxes, with no short-term return on investment. This is not attractive to older home owners who want to stay in Pound Ridge. Ken suggested that changing the zoning laws might have unintended consequences, and that using the Special Use Permit would avoid that difficulty. Mary suggested that the former Inn at Pound Ridge would be a good prospect for implementation because of its location. Paul commented that the Pound Ridge character and scale would have to be considered and maintained. A side issue we also discussed is how developers/investors would be informed of the potential for multi-family housing (and ownership) and whether and how outreach should be done. Paul and others felt that word would get out because of the Town Board hearings on the subject and other, more informal means.

We agreed that recommendations a), b), and d) broadly fall under this proposal. Implementation would not restrict ownership and/or occupancy to any category. Josina offered to contact a couple of real estate experts and run it by them.

The Housing Board will review a draft memo to the Town Board at its next meeting, to be submitted to the Town Board at some future date. Josina will write and distribute the draft memo to the Housing Board email distribution list.

The next meeting is scheduled for Monday, February 7, 2011, at 4:30 PM at the Town House.

The meeting closed at 5:58PM.