

DRAFT
TOWN OF POUND RIDGE PLANNING BOARD
MINUTES OF THE MEETING
Thursday, March 25, 2010

Board Members Present: *Clay Fowler, Chairman*
 John Bria
 Andrew Brodnick
 Peter Efremenko
 Steve Kushner
 Samuel Mlynar

Also present: *James Perry, Building Inspector*
 Karen Taft, Administrator

Absent: *Judy Kennedy*
 Joe Barbagallo, Town Engineer

The meeting commenced at 7:30 p.m.

Adoption of Minutes from the Meeting of February 25, 2009

Mr. Efremenko made a motion to adopt the minutes from the meeting of February 25, 2009, and Mr. Brodnick seconded the motion. All Board members present voted in favor.

Brokaw, 43 S. Bedford Road, Block 9452, Lot 12. Review and ratification of resolution of preliminary approval for a 3-lot subdivision of a 56.74± acre property that would be divided as follows: Lot 12.1 – 36.84 acres, Lot 12.2 – 10.05 acres and Lot 12.3 – 9.85 acres. Lot 12.1 has an existing residence and driveway. Lots 12.2 and Lot 12.3 would be accessed via a common driveway from South Bedford Road. Proposed construction associated with the subdivision involves two new residences, a bridge for access, improvements to culvert, improvements to spillway at existing large pond and septic systems. The property is located in an R-3A zoning district. Water Control Commission approval is also required.

Previous meeting dates: 11/20/08, 03/26/09, 04/23/09, 11/19/09, 01/21/10, 02/25/10
Public hearing opened: 01/21/10

Board walked property: 11/22/08
Public hearing closed: 02/25/10

The hearing was postponed to the April meeting.

U.S. Summit Co. / Eastwoods LLC (Pound Ridge Golf Club), High Ridge Road, Pound Ridge, NY, Block 9316, Lot 18.9. Consideration to allow a temporary tent, and restroom/locker room facilities on the golf course.

Previous meeting dates: 01/21/10, 02/25/10

Ms. Geraldine Tortorella, Attorney, was present at the meeting. She was before the Board to finish the discussion of the temporary facilities on the golf course property. Last month, she said, there were some concerns about the generator and how it would operate. The generator will be powered by liquid propane; not gasoline.

Ms. Tortorella said there are no decibel level tests regarding the noise from the generator. She had submitted some documents to demonstrate what the noise level would be. The generator meets the standards for noise in National Parks which is 60 decibels at 50 feet. The distance from the restroom to the property line is 240 feet and the locker room is 350 from the property line. Therefore, Ms. Tortorella said, there would not be a concern with respect to disturbance to the property owners who surround the golf course.

Regarding the lighting, Ms. Tortorella said that they had identified a type of lighting called self luminous tritium exit sign which meets the building code and are NFPA rated. The signs don't require wiring, maintenance or outlets. Mr. Perry said that the proposed lighting was a good solution, and the applicant would have permission to use the side flaps on the tents.

Mr. Kushner asked about the timing for the temporary buildings. Ms. Tortorella said that the time for use would be until October for the tent. She said that some Board members recommended approval for two seasons and some recommended a season at a time. Mr. Perry suggested approval for one year, and they could return to the Board for an additional year. Mr. Fowler recommended approval for one year.

Mr. Efremenko commented that the temporary clubhouse had the appearance of a permanent structure. He said that since that temporary building works, he had no objection to another temporary facility.

Mr. Mlynar made a motion to approve the temporary facilities for the Golf Club as presented on the Temporary Facilities Plan dated February 11, 2010, prepared by Kellard Engineering and augmented by the March 10, 2010 submittal from Hockerman, Tortorella & Wekstein, LLP that included attachments. Ms. Taft will put the package together and give to Mr. Perry. Mr. Efremenko seconded the motion, and all Board members present voted in favor.

Sarah Davis Kessler Trust, 152 Honey Hollow Road, Block 10255, Lot 7. Review and ratification of resolution of approval for residential site plan review for demolition, removal and reconstruction of fire-damaged residence. The proposed construction exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 6.94 acres. Water Control Commission approval is also required.

Previous meeting dates: 01/21/10, 02/25/10

Board walked property: 01/23/10

A resolution of approval had been prepared by Mr. Landler. Mr. Teo Siguenza, Architect, was present at the meeting. Mr. Bria noted that the resolution stated that the driveway would be gravel. He questioned the enforcement powers if the driveway were to be paved. Mr. Perry said that he can enforce only if a permit is required. He noted that a permit is not required to blacktop.

Mr. Perry said that there is nothing written in the law that gives the Town the ability to enforce. Mr. Fowler said that next month the Board will discuss the police powers of the Town with respect to violation of non-permitted Planning Board approvals. Mr. Perry said that the Water Control Commission has the ability to enforce within the wetlands regulated areas. He said that he has the ability to issue a citation on this particular application because they require Water Control Commission approval.

Mr. Mlynar suggested sending a letter to the Town Board requesting that this issue be rectified.

Mr. Brodnick made a motion to accept the resolution of approval. Mr. Bria seconded the motion, and all Board members present voted in favor.

Proposed Croton Watershed Plan – referral from Town Board for review and recommendation.

The discussion was postponed to the April meeting.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Karen B. Taft, Administrator
Planning Board