

MINUTES OF THE JUNE 12, 2014 MEETING OF THE TOWN BOARD OF THE TOWN OF POUND RIDGE HELD AT THE TOWN HOUSE, 179 WESTCHESTER AVENUE, POUND RIDGE, N.Y., COMMENCING AT 8:00 P.M.

PRESENT: SUPERVISOR RICHARD LYMAN; COUNCIL MEMBERS: DANIEL PASCHKES, ALISON BOAK, JONATHAN POWERS AND BONNIE SCHWARTZ

ALSO PRESENT: TOWN ATTORNEY WILLIAM P. HARRINGTON, ESQ.
TOWN CLERK, JOANNE PACE

CALL TO ORDER: Supervisor Lyman called the meeting to order at 8:00 p.m.

CALL FOR EXECUTIVE SESSION: None

ANNOUNCEMENTS/REMINDERS: None

MINUTES: Acknowledge/correct/accept minutes of the Town Board Work Session and Town Board Meeting held on Thursday, June 5, 2014.

Board Action: Motion by Councilman Powers, seconded by Councilwoman Schwartz, all voting aye to accept the minutes of the Town Board Work Session and Town Board Meeting held on Thursday, June 5, 2014.

NEW BUSINESS:

- **Inn at Pound Ridge - amendment to original Special Use Permit**

***Note:** Councilman Powers recused himself from discussion and/or vote with the Town Board as he is a direct neighbor to the Inn at Pound Ridge.

Neil Alexander, Cuddy & Feder, represents KKPR, LLC, the property owner of the Inn at Pound Ridge. He spoke on behalf of the Inn and Jean-Georges of Pound Ridge, LLC organization regarding the amendments to the original Special Use Permit for the Inn at Pound Ridge. The major amendment addresses the parking issues. Robert Aiello, PE, Associate John Meyer Consulting, PC, explained the proposed parking plan for the Inn that includes a total of 124 on-site parking spaces for patrons and employees. The additional on-site parking will be in the rear of the building within an approximately 16,900 square-foot area. There are also two agreements for off-site parking with the Pound Ridge Nursery for use of 35 parking spaces after business hours and the Bedford Central School District using the Pound Ridge Elementary School grounds for use of 20 parking spaces. The total number of parking spaces will be 179 including on-site and off-site parking. The Planning Board approved the amended site plan at their May 22, 2014 Planning Board meeting. The Planning Board worked with the John Meyer Consulting group work with F.P. Clark Associates in developing a screening barrier for the adjoining neighbors.

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Supervisor Lyman said that the real issues the Town Board facing now are the actual adjustments to the Special Use Permit. Counsel Alexander explained that Lucia Chiocchio, Cuddy & Feder, had outlined suggestions to amend the Special Use Permit. Supervisor Lyman said that he thought the Town Board would see an actual draft of the amended Special Use Permit proposals and not suggestions. Councilman Paschkes mentioned that he had some concerns with the wording of the sentence stating "The Applicant shall advise the Town Board of all off-site parking agreements and/or licenses and notify the Town Board of any changes to said off-site parking arrangements." Councilman Paschkes, along with the rest of the Town Board agreed that the Applicant will be required to come back to the Town Board for review and approval before going forward with any arrangements and/or licenses. Counsel Alexander said that they would have only so much control as to when they would know when a change would occur with the agreement. They could share that with the Town Board as soon as they become aware of the change. Councilman Paschkes said to give him a comfort level, the proposed agreements with third parties for off-site parking or any changes or amendments thereto, would have to be approved by the Town Board as an amendment to the Special Use Permit. They would have to be reviewed by Town Counsel and approved by the Town Board. The other issue is the amount of traffic to and from the off-site parking spaces. He would like to restrict the off-site parking to employee's vehicles to the extent possible. This would ease up the spots on premise for the patrons and eliminate some of the noise concerns at the property lines. Counsel Alexander as well as Jason Worflar, manager of the Inn, felt that his suggestion would not really work as the staff tends to come in as a group of 40 or more at a time and it would be too onerous to have the valet staff park the vehicles in a timely manner. Employees are restricted from parking their own vehicles at the off-site parking areas. This would definitely back up traffic on the in and out area. Counsel Alexander said they everyone agrees with the traffic issues and will definitely think this through. They will review where the short comings will be and think it through.

Councilwoman Boak said she understood that the owners were supposed to develop a written master parking plan to fully accommodate additional parking for the patrons and staff and lay out all the scenarios. The plan was to include both additional on-site parking as well as off-site parking. She has not seen this master plan and it would be beneficial to have it to refer to and eliminate problems going forward. Supervisor Lyman recollects hearing the same at the Planning Board meeting. There should be a written parking plan. Supervisor Lyman also made clear that what the Town Board is discussing tonight will not hold up the plan to go forward with the proposed parking amendment. They may have to refine it to get approval from the Building Department, but they should move forward. Another issue that hasn't been fully addressed is the noise. There is the refuse pick up prior to 7:00 a.m., the delivery trucks and the staff being warned about honking horns and shouting as they leave the premises. Most of this has been addressed. The other issue is the safety issue of not blocking the fire lanes. This has been done at the Inn premises as well as at Samuel Parker's store. Another suggestion that Supervisor Lyman mentioned to Counsel Harrington is to build in a fine structure into the Special Use Permit to avoid closing down the business when there is serious violation. There should be a consequence if things start to get loose. Counsel Alexander said he will look at that language and discuss it with his client. He will work to

get something into the permit that there is a result or consequence. He doesn't necessarily agree to a mandatory fine but will work with a result or consequence.

Counsel Harrington suggested that Counsel draw up a red line draft on the existing Special Use Permit.

Adjoining neighbor Diane Fulves spoke her concerns once again about the noise problems with the Inn at Pound Ridge and wants to know how this is going to stop. The noise after 11:00 p.m. is extremely exasperating. Chief Ryan said that Police Officers have been monitoring the noise level whenever they are able to and don't find it terrible. If it is in excess, they will address it. Chief Ryan has been communicating with Jason Worflar every day and addresses any concerns. It was discussed and agreed that the staff are told repeatedly to keep the noise level to a minimum and respect the neighbors. A suggestion from Councilman Paschkes is to possibly put up a couple of signs on the bordering fences that act as a reminder to respect the neighbors. Mr. Worflar agreed with the suggestion and will look into how they can do this. The personnel of the Inn and the Town Board will continue to be a sensitive to the issues as they can. The Town Board will address this again at the July 10, 2014 Town Board meeting.

- **Police Department- proposal for technology changes for Supervisor's Office**

The Police have been working on a project for the past two years to track storm conditions as they are happening in Pound Ridge and see how the information is flowing, changing and whether it is road closures, flooding, poles and wires down, trees down or highway concerns. They are at that last phase now. The last phase will cost between \$30,000 and \$40,000 and it is a private fund/donation. It will not cost the taxpayers any money. Chief Ryan would like to put an 87 inch Smart Board 800 series interactive whiteboard with two high monitors on the full wall in the Supervisor's office behind the table. They would then put a 23 inch monitor at the reception desk and an additional monitor over Caroline's desk in the police building. It basically takes all the technology they have been working with the software to create to give a visual of what is going on. All the data entry will come from the Police Department. They will run a cable line from the Supervisor's office to the police server. It will refresh on the computers as the data is entered. You would see the road closures and the reason. Highway will have the same information and will know where they can go. As soon as the roads are cleared, they would update the data. It will also give a more accurate power outage status. Everything will then be put on the website for the public to see.

Councilman Paschkes suggested using the remainder of the grant money allocated to the project to provide an annuity for maintenance costs. Chief Ryan said they will use it wisely. He is looking for the Town Board's approval to move forward on this project and make the purchases to finish it.

RESOLUTION #: 116 -14

Board Action: Motion by Councilman Paschkes, seconded by Councilwoman Boak, all voting aye on the following:

RESOLVED, that the Town Board hereby accepts the grant and approves the use of the money according to the OEM Technology Proposal submitted by Chief David Ryan.

- **Pound Ridge Conservation Board-adopt resolution-The Great Healthy Yard Project**

The Pound Ridge Conservation Board is asking the Town Board to adopt a resolution to support The Great Healthy Yard Project. This is a national project that educates people about how chemicals we put on our yards and gardens wash into our drinking water. They are looking for our support for this educational effort. Gail Jankus, Chair of Conservation Board, also mentioned that some municipalities have a pledge that they ask their residents to sign saying they will take care of their yards by not using or limit the use of pesticides, fertilizers and not disposing pharmaceutical drugs down the drain as they are the prime source of pollution today. The resolution would be as follows:

WHEREAS, the chemicals that we use on our yards and put down our drains migrate into both our surface and groundwater; and

WHEREAS, many of these chemicals are harmful to our health, with new evidence showing that even at very small amounts they cause an increase in the population of a number of significant diseases, and

WHEREAS, preventing these chemicals from entering the water helps the Town meet its environmental goals and objectives, especially protecting water quality and meeting MS4 compliance; and

WHEREAS, the Great Healthy Yard Project educates people about how the chemicals we put on our yards and gardens wash into our drinking water; explains how these chemicals are harmful, and how even at very small amounts they cause an increase in the population of a number of significant diseases; and provides us a way to move forward together and make a big change by education a large number of people to change their behavior; and

WHEREAS, the Great Healthy Yard Project is an educational tool both for the Town to educate residents, and for residents to educate their neighbors who share their watershed; and

WHEREAS, participation of individuals in the Great Healthy Yard Project is entirely voluntary; and

WHEREAS, there is no additional cost entailed to the Town of Pound Ridge in supporting the Great Healthy Yard Project; and

NOW, THEREFORE, be it resolved that the Town of Pound Ridge hereby endorses the Great Healthy Yard Project and will promote its success.

RESOLUTION #: 117-14

Board Action: Motion by Councilman Paschkes, seconded by Councilwoman Schwartz, all voting aye on the following:

RESOLVED, that the Town Board hereby adopts the resolution as presented above amending it to include adding it to our Town website to educate the residents.

- **Call for Public Hearing-Landmarks amendment to the law**

Board Action: Motion by Councilwoman Boak, seconded by Councilwoman Schwartz, all voting aye to call for a Public Hearing on July 10, 2014 to consider the amendments to the Landmarks and Historic District Chapter 17 of the Town of Pound Ridge ordinance.

- **Discussion on the Score Board donated by PBA**

The Pound Ridge Car show organizers donated a scoreboard to be installed in the Town Park. When the idea was presented, we thought we could handle the installation in house, but we cannot. Therefore David Goldberg, Recreation Supervisor is requesting authorization to have the sign installed by a company that is licensed and insured to do so. He has received 3 written quotes and would ultimately like to go with the company that the manufacture of the scoreboard recommends, Rhombus Sign Erectors. They have given us a quote of \$8,600.00 and Little League has agreed to pay for half. He also has two families, Mark and Jennifer Mosolino and Chris and Holly Conetta that each donated \$500 to the cause, which will reduce the cost to the Town of a portion of the install. There will also be the extra expense of the electrician to run the proper wiring. This is not a budgeted expense.

RESOLUTION #: 118 -14

Board Action: Motion by Councilman Paschkes, seconded by Councilman Powers, all voting aye on the following:

RESOLVED, that the Town Board hereby authorizes David Goldberg, Recreation Supervisor to have Rhombus Sign Erectors install the scoreboard in the Town Park. The Town's share of the cost is not to exceed \$5,000.

- **Continuation of Conant Hall Rules & Regulations**

Councilwoman Boak briefly went through the unfinished business concerning the rules and regulations of Conant Hall rentals. The first thing she wanted to finalize was the Table of Contents

and asked if the Town Board members felt the Section format was better than the Alphabetical format and all agreed with the Section format. Under the Calendar of Bookings section, Councilwoman Boak is waiting for Steve Conti, IT coordinator, to get back to her on how we can put the Conant Hall calendar on the Town's website for the public to see. Another suggestion was to eliminate JoAnn Luksin or jlukson@townofpoundridge.com as the website coordinator and put conanthall@townofpoundridge.com instead. This will then be received by Dave Goldberg and JoAnn Luksin. It was agreed to publish it the suggested way. With regard to temperature control and maintenance problems that may occur when it is rented, Councilwoman Boak wanted to know who the contact person would be. Supervisor Lyman said it would be Justin Brent, Ray Andretta or David Goldberg. Councilwoman Boak will incorporate that information in the hand-out brochure for renting Conant Hall. The final business that needed to be cleaned up was the last page number 18 "Use of Conant Hall by Town Organizations". Councilwoman Boak eliminated the defunct organizations and added Pound Ridge Business Association and Pound Ridge Partnership to the list. The Town Board agreed with the list, correcting Hiram Halle Memorial Library to Pound Ridge Library.

Councilwoman Boak will amend the rules and regulations as needed and print out the hand-out for the residents.

FINANCIAL MATTERS:

- **Recreation Department-authorization to refund deposit for camp withdrawal**

RESOLUTION #: 119 -14

Board Action: Motion by Councilman Paschkes, seconded by Councilman Powers, all voting aye on the following:

RESOLVED, that the Town Board hereby authorizes the following refunds:

Isabel Christopher 14 Twin Fawn Lane Pound Ridge, NY 10576	\$1500.00 from A2001	Refund due to withdrawal of child from teen travel camp
Laurel Berger 79 Trinity Pass Pound Ridge, NY 10576	\$120.00 from A2001	Refund due to withdrawal of child from day camp trips

- **July 4th Celebration-Advance of Audit**

At the Organizational Meeting in January, it was resolved to issue checks in advance of audit to Zambelli Fireworks, Manufacturing Co in the amount of \$7,500; Gentlemen Johnny in the amount of \$525.00; DJ Sounds Unlimited in the amount of \$900.00; Furman Printing for postcards in the

amount of \$725 for printing and mailing costs and Chappaqua Buses in the amount of \$2,400 all for the July 4th Fireworks celebration.

- **Monthly Reports**

The monthly reports have been received for May 2014 and are available in the Town Clerk's office

- **Pay Bills**

RESOLUTION #: 120-14

Board Action: Motion by Councilman Paschkes seconded by Councilwoman Boak, motion carried 4-0 with Councilwoman Schwartz abstaining on the following:

WHEREAS, Councilwoman Schwartz has audited claims for payment and has reported that same could be paid subject to obtaining additional documents or department head signatures to approve them, Now, Therefore, Be It

RESOLVED, that the Supervisor be and is hereby authorized to pay the following claims for payment provided there are sufficient funds in the account to which a claim may be charged:

GENERAL FUND	G		\$123,405.12
HIGHWAY FUND	D		\$15,900.03
TRUST AND AGENCY	T		\$112,870.02
CAPITAL	H		\$54,156.50

ADJOURNMENT: There being no further business to come before the Board Supervisor Lyman adjourned the regular meeting at 9:30 p.m.

Supervisor Lyman reopened the Town Board meeting as Parking District Commissioners to pay the Parking District claims.

RESOLUTION #: 121 -14

Board Action: Motion by Councilman Paschkes, seconded by Councilwoman Boak, motion carried 4-0 with Councilwoman Schwartz abstaining on the following:

WHEREAS, Councilwoman Schwartz has audited claims for payment and has reported that same could be paid, Now, Therefore, Be It

RESOLVED, that the Supervisor be and is hereby authorized to pay the following claims for payment provided there are sufficient funds in the account to which a claim may be charged:

PARKING DISTRICT	ST		\$1,058.09
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ADJOURNMENT: There being no further business to come before the Board
Supervisor Lyman adjourned the regular meeting at 9:35 p.m.

Joanne Pace

Dated at Pound Ridge, New York

June 13, 2014