

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, October 28, 2021 at 7pm**

Attendees:

Board Members: Michele Rudolph, AIA, Chairperson
John Bria
David Dow
Gail Jankus
Robert Knorr
Steve Kushner
Rebecca Wing

Advisors: Carla Brand, Town Board Liaison
Joe Eriole, Counsel
Andrew Karpowich, Conservation Board Liaison
Kelly Morehead, Town Engineer Assistant
Jim Perry, Building Inspector
Jason Pitingaro, Town Engineer

Staff: Christeen CB Dür, Administrator

Called to Order: Ms. Rudolph called the meeting to order at 7pm and noted that the meeting is being recorded.

Old Business:

Travis O'Brien, 11 Great Hill Farms Road (Resolution)

Block 9317, Lot 49.14

Application for a new swimming pool 12 x 48 and 530sq foot patio.

Zoning District: R-3A, Acres: 3.087 Previous Meeting: 08/26/21 , 09/23/21

Site Walk: 08/31/21

Ms. Rudolph reviewed the Resolution for approval and noted the updated fencing and screening on the plans. Ms. Rudolph explained that the Planning Board understands the numbers for this application do push to the outer limits of the property but noted the unique history of this property created a very large driveway and parking area. She explained that the Resolution includes language that require the final plans to have a notation prohibiting any addition of new lot coverage beyond which that would be created from this approved application.

Ms. Jankus made a motion to approve the Resolution, Mr. Bria seconded the motion. All members voted in favor. The application is approved.

Matthew and Lisa Boxer, 129 Upper Shad Road (Resolution)

Block 9317, Lot 27.2

Application to add 195sf to expand mudroom and create a back-porch entry. The expanded mudroom is to create needed space for servicing the furnace and to provide the required separation between the furnace and the electrical panel as well as update and provide a covering for the commonly used rear entry.

Zoning District: R-3A, Acres: 7.5

Ms. Rudolph reviewed the Resolution for approval and confirmed the updated lighting plans only include dark sky friendly fixtures.

Ms. Wing made a motion to approve the Resolution, Mr. Knorr seconded the motion. All members voted in favor. The application is approved.

Jennifer Magnone, 111 Horseshoe Hill Road (New Vote and Resolution)

Block 8452, Lot 46

Application to add a 10' x 20' extension at the front of the home to expand/enlarge 2 bathrooms.

Zoning District: R2-A, Acres: 2.0

Previous Meeting: 06/24/21, 07/22/21

Site Walk: 06/29/21

Zoning Board Approved Variance

Ms. Rudolph recused herself from the application. Mr. Bria, as Board Chair for this application, explained that the prior vote to approve moving 1 shed to a conforming location and removing 1 shed was no longer valid since the applicant chose to go to the Zoning Board to receive a variance to move the 1 shed to a nonconforming location. Therefore, a new vote was needed. Ms. Morehead and Mr. Pitingaro prepared a Resolution for approval with the updated information about the variance being granted if the Board decided to act.

Ms. Jankus made a motion to approve the Resolution, Mr. Dow second the motion. All members voted in favor. The application is approved.

Barnegat Barns LLC, Jamie Hammel, 103 Barnegat Road

Block 9457, Lot 2

Application for a new garage to an existing home and the replacement of an existing swimming pool and terrace.

Zoning District: R-3A, Acres: 2.182

Previous Meeting: 08/26/21 Site Walk: 08/31/21

Zoning Board Approved Variance Update- No Review by the Town Engineer

Mr. William Munn, architect, explained they received a front setback variance from the Zoning Board. No changes have been made to the plans. Mr. Munn confirmed he is not aware of any further work for this applicant, just the new garage and replacing the pool.

Ms. Rudolph asked for a draft resolution for approval to be prepared for the next meeting.

Oliver Maltby, 80 Indian Hill Road

Application for a new single-family residence with a garage on an existing undeveloped subdivision lot. Privacy plantings will be provided near the driveway to limit visibility from neighbors.

Zoning District: R-3A, Acres 4.497

Previous Meeting: 08/26/21 Site Walk: 08/31/21

Mr. Matthew Girona, engineer, reviewed the updates to the plans and how they addressed their neighbors' concerns as much as possible. The landscaping plans have been updated in conjunction with their neighbor. Mr. Maltby said he expects to leave most of the land as is and only add a

small garden. Mr. Gironda explained moving the house location could potentially impact the conservation easement. He added this location will allow the house to be more energy efficient as they expect to install solar panels after the home is built. Ms. Rudolph noted the Planning Board has received a letter of concern from a neighbor and noted how the applicant has not only responded to their neighbor's concerns but included them in the process.

Mr. David Bergstein, a neighbor at 78 Indian Hill Road, reiterated concerns that were in his letter. Ms. Rudolph explained the driveway is closer to the house and more screening has been added therefore the applicant has listened to the Planning Board and their neighbor. Mr. Kushner noted how the applicant has been very responsive and the application is under coverage and has a very good landscaping plan. Mr. Maltby explained that the screening benefits both him and his neighbor.

Ms. Rudolph asked for the Code Conformance Worksheet to be updated and for the applicant to respond to the Town Engineer regarding the items in the Engineer's memo. Ms. Rudolph also asked for a draft resolution for approval to be prepared for the next meeting.

Ibrahim Jamal, Trinity Pass Road

Block 9824, Lot 10.3 & 10.4

Application for a new single-family residence with driveway, 3 car garage and inground swimming pool.

Zoning District: R-3A, Acres: 7.82 Previous Meeting: 09/23/21

Site Walks: 10/9/21, 10/15/21

Mr. Ralph Mastromonaco, engineer, explained the goal to merge 2 of the 4 lots owned by the applicant and they will meet all setbacks. Ms. Rudolph acknowledged how they did lower the coverage and moved the garage. She asked for a photometrics plan to be submitted in order to assist in the visibility discussion. Mr. Perry noted that neighbors have expressed concern over lighting. Mr. Mastromonaco noted that the applicant has hired a landscape architect who will address lighting including the fixtures over a covered walkway and submit a complete landscaping plan. Ms. Rudolph gave the applicant a memo written by the Conservation Board to give to their landscape architect. She explained the memo includes nice ideas for possible future plantings to help replace and mitigate all the trees coming down. Ms. Rudolph requested the applicant protect the hemlock trees. Ms. Wing added the Planning Board appreciates the adjusted coverage but feels the hilltop location will yield a greater impact therefore a complete landscaping plan is needed.

Mr. Pitingaro asked that the applicant verify that this application only impacts 2 lots and is staying under 10 acres. Mr. Mark Mastromonaco, engineer, said they will renovate the abandoned house on the 2nd lot at a different time with a separate application in the future, this application only impacts 2 lots and they will apply to the Water Control Commission as well.

Mr. Bria noted that this application is one of the most environmentally disruptive applications received for a house. Ms. Rudolph recognized that this is the applicant's dream house and would like them to consider lowering the house. Mr. Mark Mastromonaco said he will speak with the applicant about lowering the house 2' and confirmed the house is under the 35' maximum allowed by the Town Code. Mr. Pitingaro asked the applicant to review the technical comments in his memo. Ms. Rudolph asked for the applicant to come back with the landscaping plans including the dark sky friendly lighting in addition to considering lowering the house.

Ms. Rudolph agreed with Mr. Pitingaro that a Subdivision/Lot Line Change Application will be needed and therefore will require a Public Hearing. Mr. Eriole confirmed a complete Subdivision/Lot Line Change Application is needed in addition to the Residential Site Plan Application and they can be done concurrently.

Other Business:

Adoption of Minutes from the Meeting of September 23, 2021: Ms. Wing made a motion to adopt the Minutes, Ms. Jankus seconded. All members voted in favor of the Minutes as distributed.

Zone Text Amendment Referral to the Town Board: Ms. Rudolph explained that Mr. Eriole has reviewed the updated Zone Text Amendment as discussed at the last meeting with Town Attorneys, Bill Harrington and John Loveless so it is ready to be referred to the Town Board for approval. Ms. Dür will let the Board know when it will be added to the Town Board agenda.

Significant Habitats Hudsonia Presentation, Friday November 19, 12-4:30pm: Ms. Rudolph noted that she will ask the Town Board to approve having a land use attorney at the presentation. Mr. Knorr noted he has read the Hudsonia Report and looks forward to discussing how the Planning Board aligns with it and what to do with the Report. Please send any questions for the presenters and RSVP to Ms. Dür if you have not done so already.

Cell Tower Modifications- Reports by Doug Fishman- Town's Cell Tower Consultant

Ms. Dür explained that the consultant for the T-Mobile and Verizon applications have yet to reply to the Town's cell tower consultant's reports therefore no action is needed at this time.

1. T-Mobile Modification

- **89 Westchester Avenue, Pound Ridge Lions**
- T-Mobile is planning to modify their existing equipment by removing 3 antenna, 9 RRUs and 3 feedlines and installing 3 antennas, 3 RRUs and 1 hybrid line.
- Town Board Referral: 09/21/21

2. Verizon Modification

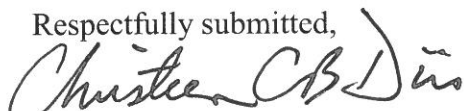
- **89 Westchester Avenue, Pound Ridge Lions**
- Verizon is planning to modify their existing equipment by swapping (6) antennas, removing (6) RRUs and installing (9) RRUs.
- Town Board Referral: 10/5/21

Site Walk: There are no new applications this month, therefore no site walk is needed.

Next Meeting: The next Planning Board meeting will be Thursday, November 18th at 7pm. The meeting will be on the 3rd Thursday in November due to the Thanksgiving holiday.

Ms. Rudolph adjourned the meeting at 9:15pm.

Respectfully submitted,


Christeen CB Dür