

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, March 24, 2022 at 7pm**

Attendees:

Board Members: Michele Rudolph, AIA, Chairperson
John Bria
Gail Jankus
Rob Knorr
Rebecca Wing

Advisors: Jason Pitingaro, Town Engineer
Jim Perry, Building Inspector

Staff: Christeen CB Dür, Administrator

Called to Order: Ms. Rudolph called the meeting to order at 7:05pm and noted that it is being recorded. Mr. Joe Eriole, counsel, and David Dow, Board Member were not able to attend tonight.

Old Business:

**Stephanie & David Schneider, 309 Pine Brook Road - Resolution
Block 9450, Lot 12**

Changing application to construct an accessory dwelling to now proposing to build a 2 ½ story addition to existing house of which the 1st floor (953sf) will be an attached accessory apartment.

Zoning District: R-3A, Acres: 1.937 Previous Meetings: 06/24/21, 9/23/21, 2/27/22
Site Walk: July 2021

Ms. Rudolph reviewed the Resolution and noted that the applicant has been very responsive to the Planning Board's concerns by changing the application from an accessory building to an addition of an accessory apartment attached to the existing home.

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

**Dennis Dilmaghani, 492 Long Ridge Road – Resolution- Modification to Prior Approval in 2021
Block 9031, Lot 171.3**

Application for new construction of a 2 story, 4 bedrooms single family residence with new septic system, landscaping and driveway with access to Long Ridge Road. **Previous Meetings: 2021 and 2/17/22**

Zoning District: R3-A, Acres: 3.011

Ms. Rudolph reviewed the Resolution. Mr. Pitingaro asked the applicant for a clarification on the coverage and will update the Resolution with the correct coverage amount.

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

**Dennis and Wendy Mele, 250 Salem Road (Resolution)
Block 10047, Lot 58**

Application to install miscellaneous foundations, footings and slab to support a pre-engineered swim spa unit, 9' x 17' with perimeter wood decking and railing system.

Zoning District: R-2A, Acres: 2.01 Previous Meeting: 2/17/22

Site Walk: 2/26/22

Ms. Rudolph reviewed the Board's observations from the site walk and noted that the landscaping and screening needs to be added to the site plan. Mr. Mele, applicant, noted he would like privacy as well and will add the screening but needs a break in the buffer to access the mechanics for the pool and spa unit.

Ms. Jankus made a motion to approve the Resolution with the addition of landscaping and screening on the site plan, Ms. Wing seconded the motion. All members voted in favor. The application is approved upon receipt and review of the updated site plan with landscaping and screening.

**Misha Rubin, 10 Pheasant Road West
Block 9031, Lot 93**

Application to build a new larger rear deck with a storage shed under part of the deck and create a ½ bath in the loft area over the existing garage.

Zoning District: R-2A, Acres 2.01 Previous Meeting: 1/27/22 Site Walk: 2/26/22

Ms. Wing and Mr. Pitingaro explained that increased setbacks need to be noted on the site plan. Mr. Scarlato, architect, reviewed the setbacks and said he will add them to the site plan. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**Marc Yaggi & Sarah Douglass, Adjacent lot to 63 Hack Green Road
Block 9828, Lot 11.2**

Application to build a new single-family home to be served by a private well and septic.

Zoning District: R-3A, Acres 3.0 Previous Meeting: 2/17/22 Site Walk: 2/26/22

Mr. Dave Sessions, engineer, reviewed the site plan, discussed the Planning Board's site walk and noted the conditional approval received by the Water Control Commission. He explained that the applicant does not have a house design at this time. Ms. Rudolph said everything looks ok with the site plan but architectural plans are needed. Mr. Perry asked if the applicant needs a site plan approval or just approval that it is a buildable lot. Mr. Sessions said he would like an approval for the site plan, driveway, septic and stormwater with a house in the footprint shown. Ms. Rudolph said architectural plans are needed for a site plan approval but the Planning Board does not have any concerns with what has been submitted for this application.

**Jennifer Kaplan & Jeff Nadler, 39 Great Hill Farms Road
Block 9317, Lot 49.5-1**

Application to build a new gunite swimming pool 20'x40' and spa 7'x 9', concrete retaining walls and terraces, stormwater detention system with associated grading.

Zoning District: R-3A, Acres: 3.318 Previous Meeting: 2/17/22 Site Walk: 2/26/22

Mr. Matt Biron, landscape architect, reviewed the setbacks and the code conformance worksheet. He explained why an 8' retaining wall is needed and that the high deck would be too close to the pool to maintain child safety. The location of the pool was chosen due to safety, grading and septic. Ms. Rudolph noted the below building coverage threshold and that the lot coverage was due to the driveway. She added that it is a challenging lot due to grading. Mr. Pitingaro said a common driveway performance restoration bond is needed for this application.

Ms. Rudolph asked for the site plan to be updated with plantings, the code conformance worksheet to be updated and a draft resolution to be drafted for the next meeting.

Chris & Whitney Taussig, 9 Great Hill Farms Road (resolution)

Block 9317, Lot 49.13

Application to build a 2- story addition to the house, remove and replace stone terrace and build a 1 story addition to 1 barn.

Zoning District: R-3A, Acres 6.224 **Previous Meeting:** 11/18/21, 1/27/22 **Site Walk:** 11/27/21

Other Applications: Water Control Commission, Zoning Board

Ms. Gerri Tortorella, attorney, explained the addition has received Zoning Board and Water Control Commission approvals and they will go back to the Zoning Board for animal variances. The applicant has hired a wetland specialist and their report is still in progress. They have also applied to the WCDOH to approve the well as it passed all water quality tests. Ms. Tortorella explained they will address all the items in the Town Engineer's memo. Mr. Pitingaro said a common driveway performance restoration bond of \$16,948 is needed for this application.

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

Stephen Langelotti, 27 Great Hill Farms Road

Block 9317, Lot 49.10

Application to make modifications to an existing driveway & residence, construction of a pool, pool house & surrounding patio & terrace space, install pool equipment & a generator, & installation of a stormwater treatment system for the new impervious service. A fence is proposed for around the side and rear of the property & lighting along the common driveway & property.

Zoning District: R-3A, Acres: 3.2

Previous Meeting: August 2021 **Site Walk:** September 2021

Ms. Gerri Tortorella, attorney, introduced Rich Williams, engineer, Brad DeMott, architect, and Joe Petronas, landscape architect. Ms. Tortorella explained they eliminated the proposed generator for the pool house and will use the existing generator and the pool equipment has been moved into a crawl space. They have reduced the size of the pool house 1800sf and removed the roof on the terrace. They have added security and safety down facing lighting and landscaping. Ms. Tortorella noted that the Planning Board members visited the site twice and they are looking for feedback. Ms. Rudolph reviewed the coverage and setbacks. She noted that many of the issues raised in August were not addressed including the proposed pool that is still within the supplemental setbacks. The Board discussed the supplemental setbacks and Town Code. Ms. Rudolph noted the lack of substantive change from the August's submission, and asked if this was the submission the applicant is set upon because the Planning Board was prepared to vote. Ms. Rudolph urged the applicant to reconsider the application. Ms. Tortorella said she will discuss the feedback received from the Planning Board with the applicant and return to the next meeting.

Schaeffer Realty, LLC, owner, GUNKS Holding Corp., applicant, 66 Westchester Ave.

Block 9320, Lot 65

Application to install 2 propane tank exchange cabinets for retail sales.

Zoning District: PB-A, Acres: .64

Mr. Mike Bonforte, consultant for GUNKS Holding Corp., said he is interested in feedback since the Planning Board's site walk and will review and address items in the Town Engineer's memo. Ms. Rudolph noted that the new red signs at the gas pumps have not been approved with any permit. She encouraged the applicant to get a survey done since further development has been mentioned and the Planning Board would prefer not to review changes piecemeal. Mr. Perry confirmed that the signs over the gas pumps are a violation without a permit. Mr. Bonaforte said they have cleaned up the site and open to addressing concerns. Mr. Knorr noted the unused electrical box has still not been removed from the shed that would be next to the proposed propane tanks and a

complete site plan is needed. Ms. Rudolph noted that there is a lot of parked cars for noncustomers and the dumpster is not enclosed. Mr. Bonaforte said he will give the applicant the feedback received and come back with more information.

New Business:

Michael Wolff, 193 Salem Road

Block 12063, Lot 5

Application to build a new pool house, 560sf and remove existing pool shed, 168sf.

Zoning District: R-2A, Acres: 4.38

Mr. Joe Potacki, designer, reviewed the Town Engineer's memo and said they will comply with all items mentioned. He reviewed the plans for the small cabana and pool that is far away from the house. Mr. Potacki reviewed the lot coverage including the existing long driveway to the barn. He noted there will be zero trees removed, they are not proposing any major landscaping and they will add supplemental setbacks to the plans. Mr. Michael Wolff, applicant, will provide the Westchester Land Trust conservation easement. Ms. Morehead noted that a GML circulation is needed for the property is on a state road.

Ms. Rudolph asked for the area of proposed work to be staked for the site walk.

Benjamin Clymer, 223 Westchester Avenue

Block 9820, Lot 15.3

Application to renovate and add to an existing barn to create a 3- bedroom dwelling with an expanded garage. The location of the access driveway will be reconfigured to work with the proposed addition. An individual well and separate sewage disposal system will be installed to serve the new dwelling. A stormwater infiltration system is proposed to mitigate increase in stormier runoff as a result of the proposed project.

Zoning District: R-2A, Acres: 2.5434

Mr. Peter Gregory, engineer, reviewed the plans and showed photos to remove the existing barn, rebuild it, expand the garage and reconfigure the driveway. They currently have an application submitted to the WCDOH to review the septic. Mr. Jim Perry asked if they are completely tearing down the existing building. Ms. Rudolph asked if they are keeping any part of the existing building. Mr. Clymer, applicant, explained they will raise it, preserve it and replace the foundation. Mr. Perry said this needs to be reviewed as a new building based on what has been shown in the pictures and the plans. Mr. Pitingaro said a GML circulation is needed due to the county road and asked the applicant to look at the subdivision plan to check on wetlands.

Ms. Rudolph thanked the applicant for maintaining the overall character of the existing building and asked for the driveway to be staked for the site walk.

Other Business:

Adoption of the Minutes from the Meeting of February 17, 2022.

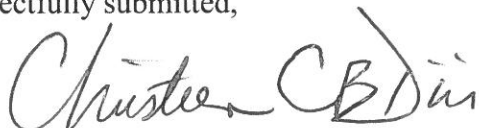
Mr. Bria made a motion to approve the Minutes from the February 17, 2022 meeting, Ms. Jankus seconded the motion. All members voted in favor. The Minutes were approved as distributed.

Site Walk: The site walk will be Friday, April 1 at 5pm.

Next Meeting: The next Planning Board meeting will be Thursday, April 28 at 7pm.

Ms. Rudolph adjourned the meeting at 9:48pm.

Respectfully submitted,



Christeen CB Dür