

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, March 21, 2024 at 7pm**

Attendees:

Board Members:

John Bria
David Dow
Gail Jankus
Jonathan Stein
Rebecca Wing

Advisors:

John Loveless, Counsel
Jason Pitingaro, Town Engineer
Jim Perry, Building Inspector

Town Board Liaison:

Namasha Schelling

Conservation Board Liaison:

Melinda Avellino

Administrator:

Christeen CB Dür

Called to Order: Ms. Rebecca Wing called the meeting to order at 7:09pm and noted that it was being recorded. Mr. Rob Knorr was unable to attend.

Old Business:

**John Roa and Candice Milano-Roa
86 Cross River Road
Block 11824, Lot 1.1**

NO TOWN ENGINEER REVIEW: Change in driveway since application was approved January 2023

Application to connect the accessory structure to the main residence, build an addition to the rear of the main residence, a pool pavilion, a free -standing garage and other site work.

Zoning District: R-3A, Acres: 4.55

Mr. Ira Grandberg, architect, reviewed the changes to the original site plan that was approved in January 2023. He said they are in phase 2 of their approved work on the pool house and the garage. They would like to reduce the size of the pool pavilion and change the driveway so that the garage can be closer to the house. Mr. Grandberg said they have also removed 4 walkways and will leave the dirt driveway unchanged. Ms. Wing acknowledged the changes. Mr. Pitingaro said they did not review the application as requested but these are minor changes and they can amend the approval. Ms. Wing asked for a draft resolution for the next meeting.

Chris O'Donnell (draft resolution)

**17 Bayberry Way
Block 9453, Lot 35.9**

Application to build an accessory dwelling unit addition- to the existing home. Kitchen, Living, Bedroom, Office, Bathroom, Mudroom and Laundry.

Zoning District: R-2A, Acres: 4.44

Ms. Wing reviewed the draft resolution. Mr. Pitingaro said he is working with the applicant on their minor, outstanding engineering items.

Ms. Jankus made a motion to approve the resolution, Mr. Stein seconded the motion. All board members voted in favor of the application. The application is approved.

Alice Kawasaki (draft resolution)
312 Salem Road
Block 10047, Lot 96

Application to rebuild an existing home using existing footprint and foundation. Add a garage to the front of the property.

Zoning District: R-2A, Acres: 2.12

Ms. Wing reviewed the draft resolution. Mr. Pitingaro said he is working with the applicant on their minor, outstanding engineering items.

Mr. Bria made a motion to approve the application, Mr. Dow seconded the motion. All board members voted in favor of the application. The application is approved.

Welcome Homes NY Bldg. Co. LLC, applicant, (draft resolution)
Jared & Margaret Verdi, owners
101 Salem Road
Block 10051, Lot 18

Application to build a new single-family home.

Zoning District: R-2A, Acres: 2.076

Other Boards: Water Control Commission approved

Ms. Wing reviewed the draft resolution and noted they already received approval from the Water Control Commission. Mr. Pitingaro said he is working with the applicant and they still need their approvals from the WCDOH and the DOT. Mr. Vagelas Sophias, engineer, confirmed they are awaiting those approvals and will follow up with Mr. Pitingaro about items listed in the Town Engineer's memo.

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

Gregory & Erika Lellouche (draft resolution)
32 Beech Hill Lane
Block 9820, Lot 81

Application to build a garage addition and stairs.

Zoning District: R-3A, Acres: 3.05

Mr. Bill Bateman, architect, distributed an updated site plan based on the Town Engineer's memo. He corrected the increased minimum setbacks, added lighting, the cul-de-sac, limit of disturbance and the construction sequence to the site plan. He added a note that there will be no trees removed and removed the cul-de-sac from the coverage calculation. Ms. Wing noted that this is a highly developed lot with a tennis court. She noted that the reduction in coverage and reducing the height of the deck will benefit the neighbors. Ms. Jankus suggested that the removal of the sheds and the cul-de-sac from the coverage be noted in the resolution. Ms. Wing agreed.

Mr. Stein made a motion to approve an updated resolution that notes the removal of sheds and the cul-de-sac from the coverage, Ms. Jankus seconded the motion. All members voted in favor. The application is approved.

Marc Vandenhoeck, applicant (draft resolution)
Jeanne Hardy Sloan & Thomas Hardy, owners
26 Hemlock Hill
Block 9320, Lot 93

Application to demolish an existing home down to the foundation and to build a partial new foundation with a new 2 story wood frame residence and add geothermal wells. Existing septic and existing well to remain.
Zoning District: R2-A, Acres: 2.059

Ms. Wing reviewed the draft resolution. Mr. Pitingaro noted that all the engineering comments were addressed and noted that geothermal wells were added to the application and site plan.

Mr. Bria made a motion to approve the resolution, Mr. Dow seconded the motion. All members voted in favor of the application. The application is approved.

Jonathan and Carol Lieber
50 Old Corner Road, Bedford
Block 9452, Lot 67

Application to build a new home, pool and cabana.

Zoning District: R-3A, Acres: 5.97

Other Boards: Water Control Commission, Zoning Board

Ms. Wing noted the Planning Board received letters of concern about the viewshed from a neighbor Christopher London and from Marilyn Shapiro on behalf of the Henry Morgenthau Preserve. Mr. Matt Gironda, engineer, reviewed the proposed work both in Bedford and Pound Ridge. He explained that 2/3 of the house, pool and cabana are all in Bedford, and 1/3 of the house, the new pathway to the dock and restoration of existing dock are in Pound Ridge. He confirmed there will be no lights on the dock. Ms. Kathryn Herman, landscape architect reviewed the landscaping plan and the no-mow area. She noted there will be small monuments every 50' along the edge per the Water Control Commission. Mr. Gironda said they will be appearing before the Zoning Board of Appeals and returning to the Water Control Commission and they are also going before the Planning Board in Bedford. Mr. Perry noted his department will issue a building permit for the dock and coordinate with the Bedford Building Department in regards to inspections. Ms. Wing noted that the SWPP will be reviewed by this Planning Board at the next meeting.

Jan Gajdos
515 Long Ridge Road
Block 9317, Lot 63

Application to build a new 5-bedroom house, driveway, generator and pool.

Zoning District: R-3A, Acres: 2.0

Other Boards: Zoning Board Approved, Water Control Commission

Ms. Wing noted the applicant asked for a second site walk due to the changes to the application. Mr. Lou DiLeo, architect, said they have incorporated the feedback from the Planning Board and the Water Control Commission. They moved the house away from the setback line and will save the large maple tree. Ms. Gerri Tortorella, counsel, said they have also added a generator and the pool equipment to the site plan. Ms. Wing asked about the calculations on the Code Conformance Worksheet. Ms. Tortorella said every form is subject to interpretation but they will update the Worksheet based on the recommendation in the Town Engineer's memo. Mr. Ralph Alfonzetti, engineer, reviewed the retaining wall, the dry wells and the detention pond. He said it is only 3' deep but they will put a fence around if it required. Mr. Perry said if they can demonstrate that the pond is 2' or less in depth, they do not need a fence around it per NY State. Mr. Alfonzetti said he will review the pond depth. Mr. Pitingaro said he will meet with the highway department and Mr. Alfonzetti on site to review drainage, if they need to utilize the Town's catch basin and determine if a bond is needed. Mr. Perry said the neighbor at 511 Long Ridge Road approached him to find out about the landscaping plan and the tree removal that already occurred. Mr. Edison Venegas, the neighbor at 511 Long Ridge Road was in attendance and asked about screening between his property and the applicant's property. Mr. Nick Pouder, landscape architect, reviewed the

landscaping plan and the location of the 20 new trees. He noted that no other existing trees will be removed. Mr. DiLeo said he will review the adjoining property and be sure there is enough trees on the site plan. Ms. Wing thanked them for reviewing the landscaping plan and the neighbor's concern. She asked for a draft resolution to be prepared for the next meeting.

Albano Realty Assoc. LLC
83 Westchester Avenue
Block 9454, Lot 7

Application to build a space for displaying outdoor kitchen vignettes, to show customers various outdoor kitchen appliances and to demonstrate products in the space a few times a year.
Zoning District: PB-A, Acres: .46

Mr. Bob Huffmire, builder, reviewed how the proposed work will not impact the parking lot at all. Mr. Perry confirmed that the area is not within the parking district and will not impact access for daily or emergency use. Mr. Huffmire said they will have downward facing lights inside the display area. Ms. Wing asked for a detailed drawing of the display area including the lights to be submitted for the next meeting. Ms. Wing asked for draft resolution to be prepared for the next meeting.

Pound Ridge Tennis Club, Inc. ("PRTC")
2 Major Lockwood Lane
Block 9816, Lot 100

Application to build 4 pickleball courts, 1 new paddleball court and deck, expand the parking lots and build an addition to the existing clubhouse.
Zoning District: R-2A, Acres: 6.97 Other Boards: Water Control Commission

Mr. John Bria recused himself for this application. Mr. Keith Betensky, counsel, said they have listened to the Planning Board's concerns. Ms. Dawn McKenzie, engineer, reviewed the layout of the 58 parking spots, said they reduced the height of the retaining wall, and reduced the steep slope disturbance. Ms. Dür distributed the memo from the Water Control Commission (attached). Ms. McKenzie noted that based on the Water Control Commission's concerns they have added an oil/water separator although it is not required by the DEC and added a wheel stop/curb with curb breaks. Ms. McKenzie said they will address all items in the Town Engineer's memo and submit the updated landscaping plan.

Ms. Wing explained that the Planning Board as lead agency needs to make a SEQRA determination in order to allow the Zoning Board of Appeals and the Water Control Commission to act on the application. Ms. Dür distributed the SEQRA documents (attached). Mr. Pitingaro reviewed parts 2 and 3 of the Environmental Assessment Form. Mr. Loveless conformed that the Planning Board makes the determination about the environmental impact so the other boards can act. He explained that even with a Negative Declaration this Board can still require any environmental mitigations. Mr. Steve Kushner, resident, spoke about the SEQRA process and his concern about the amount of coverage at the PRTC. Ms. Wing said she shares the concern about coverage with Mr. Kushner. She said even if they solve the noise concern, the Planning Board can still require other mitigations in regards to coverage, stormwater, landscaping, and parking. Ms. Wing said that the existing condition has outdated stormwater and parking. Mr. Pitingaro noted that coverage alone is not an environmental impact and that without mitigation the existing condition can have a greater impact than what is proposed in this application. Mr. Pitingaro said all comments and concerns received are noted in the Negative Declaration. Ms. Wing explained the Zoning Board can not hear the applicant's need for area and use variances until the Planning Board make a decision about a Negative Declaration. She said all boards need their determination in order to move forward and that a Negative Declaration does not mean the application is approved.

Mr. Stein made a motion that the Planning Board issue a Negative Declaration finding that the proposed project will not have a significant effect on the environment, Mr. Dow seconded the motion. All board members voted in favor. The Negative Declaration is issued.

Other Business: Water/Wastewater Task Force Update: David Dow

As a member of the Water/Wastewater Task Force, Mr. Dow provided an update and noted that a final engineering report will be released to the Town Board in mid-April and he was not prepared to provide a formal presentation. He said the report will focus on the Old Pound site and there will be public meetings after the report is posted to the Town's website. Mr. Dow said the report will include recommendations for the Town Board to consider. Ms. Wing thanked Mr. Dow for providing this courtesy update to the Planning Board and confirmed this was not a public hearing for the Water/Wastewater Task Force.

Minutes Approval: Adoption of the Minutes from the February 29, 2024 meeting

Mr. John Bria made a motion to approve the Minutes from February 29, 2024, Ms. Jankus seconded the motion. All members voted in favor. The Minutes are approved as distributed.

Ms. Wing adjourned the meeting at 9:06pm.

Respectfully submitted,

Christeen CB Dür