

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, April 25, 2024 at 7pm**

Attendees:

Board Members:

David Dow
Gail Jankus
Rob Knorr
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 7:05pm and noted that it was being recorded. Mr. Bria was unable to attend.

Old Business:

John Roa and Candice Milano-Roa (draft resolution)

86 Cross River Road

Block 11824, Lot 1.1

Change in driveway since application was approved on January 26, 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

Ms. Wing reviewed the draft resolution.

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

Jan Gajdos (draft resolution)

515 Long Ridge Road

Block 9317, Lot 63

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

Zoning District: R-3A, Acres: 2.0

Other Boards: Zoning Board Approved, Water Control Commission approved

Mr. Rob Knorr recused himself from this application. Ms. Gerri Tortorella, counsel, reviewed the updated landscaping and lighting plans. She noted that they were able to confirm that the vernal pond on site is below 2'. Ms. Wing reviewed the stormwater information mentioned in the Town Engineer's memo. Mr. Pitingaro said he has met with the applicant's engineer and they only have minor items to address. The applicant confirmed that discrepancies between the storm water basin sections will be resolved such that the depth of water in the basin will not exceed 2 feet. Ms. Tortorella reviewed the Code Conformance worksheet and said they will make sure all of the final documents submitted are consistent and aligned. Mr. Pitingaro confirmed he visited the site with Mr. Vinnie Duffield, PR Highway Superintendent, and they determined the applicant can access the Town's drain

without opening the road, therefore a road bond is not needed. Mr. Loveless said he will review the resolution language and existing covenant. He confirmed they can remove the word bond from the conditions in the resolution.

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

Albano Realty Assoc. LLC (draft resolution)

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

Ms. Wing reviewed the resolution and the Town Engineer's memo. Mr. Bob Huffmire, builder, reviewed the lighting and display plan. He said they have cleaned up the outside area. Mr. Perry confirmed again that the turnaround for emergency vehicles is fine and this application does not impact the parking district. Ms. Wing reviewed the existing easement. She noted that the resolution includes conditions that there won't be any storage outside and lights will be turned off after business hours.

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

Steve Monroe

203 Upper Shad Road, Block 9317, Lot 19.3

Review the changes to the driveway and drainage from the site plan that was approved in 2021.

Application for new construction of a residence, driveway, stormwater infiltrators, pool, well and septic system.

Zoning District: R-3A, Acres: 4.08

WCC and PB Approved September 2021

Mr. Louis DiMarzo, engineer, said he is the new engineer on the project since the approval in 2021. He reviewed the proposed changes from grass lined swales to stone lined swales along the driveway and an additional 3 drains. He noted that existing boulders on site with gravel underneath will be used instead of adding a wood guard rail. Mr. Steve Monroe, owner, noted that the changes have already been approved by the Water Control Commission. Mr. Pitingaro said he visited the site again and the changes make sense. Ms. Wing said the changes are upgrades to what was originally proposed. Ms. Wing asked for a draft resolution to be prepared for the next meeting.

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

Mr. Matt Gironda, engineer said they have received approvals from the Water Control Commission, the Zoning Board and the WCDOH. He reviewed the Town Engineer's memo and said they will address the remaining minor issues. Ms. Kathryn Herman, landscape architect, reviewed the updated landscaping plan and proposed trees for screening. Ms. Wing acknowledged the updated information and asked for a draft resolution to be prepared for the next meeting.

Round Ridge Tennis Club, Inc.

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, Zoning Board

Mr. Steve Stringer, counsel, provided an update. He said they have received the parking and area variances needed but the appeal from a neighbor about a use variance will be addressed at the Zoning Board's May meeting. He noted the letter of support received from a landlord in the business district. Mr. John Loveless confirmed that the appeal requires a request of the interpretation of the existing Town Code which will be reviewed at the Zoning Board's next meeting. Ms. Wing noted the Planning Board can't act on this application until after there is a decision about the appeal by the Zoning Board. Ms. Dawn McKenzie, engineer, said the soil testing will be witnessed next week and the SWPP was submitted for review. Mr. Chris Hayes, President of the PRTC, said the lights on the paddle and tennis courts will be on timers and they will use motion lights as well to accommodate the neighbors including Mr. Christopher London who submitted letters of concern. There is no lighting on the pickleball courts. Ms. McKenzie said the variances received include the conditions about the lighting and screening to be maintained and require annual inspections. Mr. Loveless confirmed the conditions of the variances received.

Ms. Wing reviewed the parking layout. She noted that this is a highly developed lot with very high coverage numbers in a residential zone but understands this is a specific circumstance and special use. Ms. Wing said she does not think the curb requested by the Water Control Commission is sufficient. She asked the applicant to review the parking layout again and considered land banked parking. Ms. Wing said for safety they should consider a fence or guard rail. Ms. McKenzie said they will review the parking layout and return after their next Zoning Board meeting.

New Business:

No Town Engineer Review

**65 Westchester LLC, owner,
Dana Worlock, Hedgerow, business
65 Westchester Avenue
Block 9454, Lot 15**

Application to create an outdoor shopping experience on 2 brick areas in the back, the area along the side of the building and the patio in front of the building.

Zoning District: PB-A, Acres: .18

Mr. James Best, architect, reviewed the plan to utilize the existing patio for a display area for outdoor sales. Ms. Wing noted that they will need a special use permit from the Town Board for outdoor sales. Mr. Perry said he appreciated the applicant following the required procedure. He explained that the request for outdoor sales triggers the need for site plan approval from the Planning Board and a Special Use Permit from the Town Board. Ms. Dür noted that there is no resolution prepared since the applicant requested to submit without a Town Engineer review. Ms. Wing noted that a Town Engineer is not needed for this application since they do not have any stormwater plans or issues. Mr. Loveless confirmed that the Minutes from this meeting can be used as the approval. Ms. Wing said the Planning Board does not have any objection to the outdoor display and sales within the existing stone wall and patio shown on the site plan dated April 10, 2024 by James Best.

Mr. Stein made a motion to approve the site plan with no objection and to refer this application to the Town Board, Ms. Jankus seconded the motion. All board members voted in favor. The application is approved.

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

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

Ms. Wing adjourned the meeting at 8:49pm.

Respectfully submitted,
Christeen CB Dür

