

**Town of Pound Ridge  
Planning Board Meeting Minutes  
Thursday, May 23, 2024 at 7pm**

**Attendees:**

**Board Members:**

John Bria  
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 7:02pm and noted that it was being recorded. She welcomed Kelly MacMillan the new Planning Board member who will be sworn in soon by the Town Clerk. Ms. MacMillan joined via zoom and said she looks forward to working with everyone.

**Old Business:**

**Steve Monroe (draft resolution)**

**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

Ms. Wing reviewed the draft resolution. Mr. Pitingaro said the changes to the approved site are modest so they amended the 2021 resolution.

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

**Jonathan and Carol Lieber (draft resolution)**

**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 reviewed the draft resolution. She reviewed the work proposed in both Bedford and Pound Ridge. Mr. Matt Gironda, engineer, said he reviewed the resolution that is straightforward and he does not have any questions.

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

**Scofield Road Partners, LLC**  
**41 Ebenezer Lane**  
**Block 10263, Lot 81**

Application to relocate the driveway and amend approved site plan from February 16, 2023.  
Zoning District: R-3A, Acres: 2.05

Ms. Wing reviewed the plan to relocate the driveway and drainage changes. Mr. Peter Finkbeiner, engineer, said he will review the Town Engineer's memo and explained why the changes are needed. He said the owner wants to enter in the front of the house instead of around the back. Mr. Pitingaro asked if they can submit a site plan that shows the approved plan with an overlay of what is proposed now. Ms. Wing agreed that an overlay site plan would be helpful. She said there seems to be a discrepancy on the Code Conformance Worksheet and asked Mr. Finkbeiner to review it. Ms. Wing said they could still be below lot and building coverage but there is an additional parking spot and large courtyard being proposed so the coverage calculations need to be reviewed. Mr. Pitingaro said they might need a couple more drains but he will review the drainage calculations with Mr. Finkbeiner. Ms. Wing asked Mr. Finkbeiner to also review the curb cut with Mr. Pitingaro and come back to the next meeting. Mr. Finkbeiner agreed to return with the additional information.

**New Business:**

**Alyssa and Brian Ferenz**  
**223 Westchester Avenue**  
**Block 9820, Lot 15.2**

Application to build a new single-family resident, connecting to the footprint of the existing garage, associated activities including drainage, new driveway location and septic and to demolish an existing barn and rebuild it within the same footprint.  
Zoning District: R-2A, Acres: 2.54

Mr. Patrick Croke, architect, reviewed the plan for a new 4- bedroom home and to rebuild the existing barn. The new barn will be 1/3 shorter in length. Ms. Ferenz, owner, said the existing barn definitely needs to be demolished. Mr. Perry said this application is for one site plan approval and it can have 2 building permits, 1 permit for the demolition and 1 to rebuild the barn and home. Mr. John Conte Sr., landscape architect, reviewed the driveway that works around the Maple tree and rocks. He noted they already received DOT approval to widen the curb cut in order to make the driveway safer. Mr. Knorr said that will also improve the visibility for the neighbor but asked about drainage. He noted that they are not obligated to fix any drainage issues for the neighbor but asked they review the existing situation to improve it both for the applicant and the neighbor

Mr. Conte Jr., engineer, said the common driveway will merge at the street and they reviewed the turning scenarios with the neighbor. Mr. Pitingaro said keeping the driveways distinct is the best scenario. Ms. Wing said she is concerned about the large parking court. Mr. Conte Jr. said the parking court is proportional to the size of the house and the garage, is not visible from the road and is designed for the safety of the guests of the home. He added that the driveway needs to be as wide as the garage. Mr. Bria noted that this lot is in a 2-acre zone and over the threshold for a 3-acre zone. Mr. Pitingaro said they can review other areas to reduce coverage. Ms. Wing noted that gravel is impervious according to the Town Code. Mr. Knorr recommended pavers. Mr. Conte Sr., said they will review border options for the parking court. Mr. Stein asked the applicant to review overall coverage. Ms. Wing asked the applicant to review turning options. Ms. Ferenz said based on their experience of currently living on Long Ridge Road, they know they need the large parking court to safely live on Westchester Avenue. Mr. Conte Jr. said they will review coverage and parking options. Mr. Conte Jr. reviewed the planting plan but he will review the Town Engineer's memo that includes planting recommendations.

Mr. Pitingaro noted that a GML notification is needed since the property is on a State road. Ms. Wing asked for the house, patio and driveway be staked for the site walk.

**Minutes Approval: Adoption of the Minutes from the March 21, 2024 meetings**

Mr. Bria made a motion to approve the Minutes from March 21, 2024, Mr. Dow seconded the motion. All members voted in favor. The Minutes are approved as distributed.

Ms. Wing adjourned the meeting at 8:02pm.

Respectfully submitted,

Christeen CB Dür

