

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, June 27, 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.

Old Business:

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

Mr. Peter Finkbeiner reviewed the updates to the site plan including that they decided to reduce the plan by one bedroom than what was approved. Ms. Rebecca Wing noted the required changes during construction including the recalculation for the curb cut and location of the driveway. She said there is an increase in lot coverage due to the change in the driveway but they are still within approved thresholds. Ms. Kelly Morehead, Town Engineer, provided feedback based on her site visit with Mr. Jason Pitingaro and noted they have no issues with the changes. Mr. Perry said an updated site plan needs to be submitted to the Building Department. Mr. Peter Finkbeiner agreed to provide an updated site plan and submit any outstanding items as noted in the Town Engineer's memo. Ms. Wing asked for a draft resolution be prepared for the next meeting.

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.

Zoning District: R-2A, Acres: 2.54

Mr. John Conte Sr., landscape architect, presented the changes made based on the feedback from the Planning Board. He explained they have eliminated multiple retaining walls, reduced the size of terraces and reduced the impervious surface by 1,500 square feet. Ms. Wing said they will need to submit an updated Code Conformance Worksheet. Mr. Conte said they have changed the motor court to a circular driveway. Mr. Perry objected to the narrowing of the driveway. He explained why a single curb cut is better and the required width of the driveway for overall safety, fire truck access and its ability to turn around. Ms. Wing agreed and expressed concern about

2 driveways being so close to each other on Westchester Avenue. She said there is a potential conflict for the 2 neighbors and a site line issue. Ms. Wing said 1 entrance would be safer and they could merge the driveways earlier on the property. She asked them to revisit the driveway layout and review any easements. Mr. John Henkel, 225 Westchester Avenue, raised concerns about access and turnaround space now that the existing shared circular drive might be altered. He asked that the roundabout remain and they review the existing drainage issues on site. Mr. Perry suggested the applicant discuss the driveway with the neighbor and return with a revised site plan.

The Board discussed lot coverage and various materials used in driveways. Ms. Wing asked for an updated Code Conformance Worksheet and site plan that includes the setbacks. Ms. Dür will do a GML notification due to the property being on a State road. Mr. Conte confirmed they will meet with the neighbor and return with an updated site plan.

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, Zoning Board

Mr. John Bria recused himself from this application. Mr. Stephen Stringer, counsel, reviewed the applicant’s process to date with the Zoning Board and the Negative Declaration by the Planning Board. Ms. Dawn McKenzie, engineer, reviewed the updates to the site plan since the last meeting. She reviewed land bank parking, the curb, the wood guard rail, and stormwater management. Ms. Kelly Morehead, engineer, explained water quality needs to be included in the SWPP. Ms. McKenzie said they will return to the Water Control Commission and read a letter from the WCDOH about the pond and well. Ms. Jankus asked about the lighting. Ms. McKenzie said all will be motion lights on timers. Ms. Wing said she was surprised to see land banking parking on the opposite side of the property since the idea of land banking was to address the lower parking area and concerns by the pond. The Board discussed parking configurations and traffic patterns affecting both tennis and pickleball court users. The applicant said they will use a reservation system to mitigate overlaps and acknowledged the need for potential future parking area developments. Ms. Wing explained she is not satisfied with the activity and queuing that will occur with the additional courts. The Board decided they would like to do another site walk with the new Planning Board member and since the application has evolved and received their zoning variances. Mr. Stein said improvements are definitely needed to the site but agreed another site walk would be helpful. Ms. McKenzie said she will attend the site walk.

Ms. Wing said although every meeting is a public meeting, the Planning Board needs to have a Public Hearing. Ms. McKenzie said the PRTC wants to go on record that they are against a public hearing. Mr. Loveless said there are no limits on number of public hearings that the Planning Board can hold. Ms. Wing explained that the application has evolved since the Zoning Board and feels it is appropriate to hold a Public Hearing. Mr. Loveless said the Planning Board can ask for draft resolution to be prepared at the same time as scheduling a Public Hearing so it does not necessarily extend the process. Mr. Chris Hayes, PRTC, explained the cost involved with attending so many meetings. Ms. Wing said she understands the cost involved but the PRTC has been advised not to return to meetings unless prepared with requested information and this application is proposing a lot of use for a residential area that a lot of people specifically neighbors care about.

Ms. Jankus made a motion to hold a public hearing, Ms. Kelly MacMillan Akram seconded the motion. Ms. Wing voted in favor, Mr. Stein, Mr. Dow and Mr. Knorr voted against the motion. The motion for a public hearing did not pass.

Ms. Wing called on members of the public who had asked to speak. Mr. Jed Berman, PRTC member and PR resident, said the members of the Club have not been updated about the proposed plan or the costs involved. He said he understands the need to renovate the Clubhouse but is concerned as well about the noise involved with the pickle ball courts. Ms. Wing noted that a noise study has been done and presented to the Planning Board. Mr. David Firestein, PRTC member and resident, expressed concern over the existing parking lot challenges that will increase with the additional courts. Ms. Wing reviewed parking lot options with Ms. McKenzie and asked for a draft resolution to be prepared. Ms. McKenzie said she will address the Town Engineer's memo and attend the site walk.

New Business: No Town Engineer Review for the Items Listed Below

Informal Review

Swan Lake Trust

Old Stone Hill Road

Block 10047, Lots 26.3 and 27.3

Application to merge 2 undeveloped lots and build a 1 -bedroom, 1 story, primary residence with a full bathroom, a kitchen and full basement, a 1 story greenhouse with a full basement, courtyard, motor court and driveway.

Zoning District: R-3A, Acres:3.79 and 4.2

Mr. Andrew Kuzmich, engineer, reviewed the proposed work for a one-bedroom primary residence and the intention to merge 2 lots. Mr. Jim Perry noted that they need to merge the 2 lots in order to have an ADU, you can not have an ADU without a primary residence. Mr. Kuzmich confirmed that the illegal shed will be removed from the site. He noted that the merged lot would also provide better access via existing shared driveways without crossing wetlands. Ms. Wing asked the applicant to provide any existing easements for the driveways and noted the proposed work is only slightly over coverage. Mr. Perry noted that a site walk would help the Planning Board understand the shared driveways and access issues. Ms. Wing agreed that a site walk will be helpful. Mr. Kuzmich said they will submit a formal application for the July meeting.

Referral from Lewisboro:

Double H Farms LLC

20 Boutonville Road South, South Salem and Pound Ridge

Block 10526, Lot 4.9-2

The applicant has applied to the Town of Lewisboro to merge 2 lots and make changes to the structures on the Lewisboro portions of the property. They are also applying to use the paddocks for a riding academy. One paddock is located in Pound Ridge. The Pound Ridge portion of the property is located in a Residential 3 Acre Zone – no non- listed commercial activities are permitted therefore they cannot use the 1 paddock in Pound Ridge for the riding academy.

Zoning District: R-3A, Acres:17.38

Mr. Jim Perry explained the referral received from the Town of Lewisboro's Planning Board where a portion of the property is in Pound Ridge. He sent a letter back to them noting that no commercial activities can occur on the Pound Ridge portion of the property ensuring compliance with our Town Code. Ms. Dawn McKenzie, engineer, representing the applicant said she will also communicate the Pound Ridge restriction of commercial activities to the applicant. The applicant's counsel submitted a response letter confirming no commercial activity is proposed or will occur in the one paddock that is located in Pound Ridge. No motion or vote was needed.

Request for an Extension:

Pound Ridge Fire District

80 Westchester Avenue

Block 9320, Lots 55, 56, 57, 58

Request for a 90-day extension of the 2-lot merger approval per the condition in the resolution dated December 14, 2023. The site plan approval is for 1 year but the subdivision approval expires after 180 days.

Zoning District: PB-A, R-2A Acres: 10.4

Ms. Dür explained that the PR Fire District requested a 90-day extension of the approval for the 2-lot merger due to delays in filing the plat with the County.

Mr. Stein made a motion to grant the 90-day extension, seconded by Mr. Dow. All Board Members voted in favor. The motion for an extension was approved.

Minutes Approval: Adoption of the Minutes from the April 25th and May 23rd meetings

Ms. Jankus made a motion to adopt the minutes from the April 25th and May 23rd meetings, seconded by Mr. Bria. All Board Members voted in favor. Both Minutes were approved as distributed.

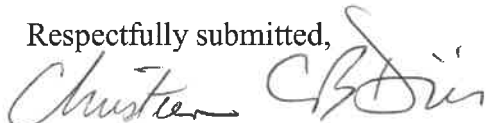
Executive Session: Legal Matter

Ms. Wing requested to move into an Executive Session to discuss a legal matter.

Mr. Dow made a motion to move into Executive Session, Mr. Stein seconded the motion. The Board unanimously agreed.

Ms. Wing adjourned the meeting following the Executive Session at 9:45pm.

Respectfully submitted,



Christeen CB Dür