

**Town of Pound Ridge
Planning Board Meeting Minutes
Wednesday, November 21, 2024 at 7pm**

Attendees:

Board Members:

John Bria
David Dow
Gail Jankus
Rob Knorr
Kelly MacMillan
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

Ms. Wing called the meeting to order at 7:00pm and noted that it was being recorded.

Public Hearing:

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

Ms. Wing opened the public hearing for the Swan Lake Trust application. She noted a SEQRA notification has been completed regarding the Planning Board's intent to declare lead agency.

Ms. Gerri Tortorella, counsel, provided an overview of the proposal to merge 2 undeveloped lots totaling 7.9 acres and to build a one-bedroom, one-story primary residence. Mr. Andrew Kuzmich, engineer, reviewed the details of the site plan and reviewed the plan to use Lyndell Road for construction access unless they need to use Old Stone Hill Road for larger construction equipment. Ms. Tortorella confirmed they would notify neighbors and the building inspector if construction access needs to use Old Stone Hill Road in unforeseen circumstances. She said they will review items in the Town Engineer's memo and the letters received from the County and the DEP but they did not have any issues. Ms. Denise Simao, a neighbor, expressed concern about noise from landscaping and construction outside permitted hours. Mr. Perry explained if they have a complaint during business hours they should call his office and if it is on the weekend they should call the

Police Department. Mr. Sam Spiegel, representing the applicant, said he was not aware of any activity outside of allowed time but would like to share his contact information with the neighbor so she can contact him at any time.

Mr. Andrew Brodnick, counsel for another neighbor, said his client appreciated the offer to be notified about using Old Stone Hill Road for construction but would like a condition included in the resolution. He said the fact that the Old Stone Hill Road is a right of way for the applicant is disputed by his client.

Ms. Wing review the SEQRA documents and closed the public hearing.

Mr. Bria made a motion to declare the Planning Board lead agency for this application, Ms. Jankus seconded the motion. Approved unanimously.

Ms. MacMillan made a motion to approve a SEQRA negative declaration, Mr. Stein seconded the motion. Approved unanimously.

Ms. Wing asked for a draft resolution to be prepared for the next meeting that includes the condition of a 24-hour notice if the Stone Hill Road access is needed during construction for this project.

Old Business:

Paula Geyer, Owner, Jennifer Geyer, applicant (draft resolution)

87 Old Mill River Road

Block 9824, Lot 38.2-9

Application for a new 1 bedroom, 1 bath accessory dwelling unit, new 1,000-gallon septic tank to connect to existing septic and leaching fields with additional 132 linear feet of leaching fields to be added to support the new dwelling unit.

Zoning District: R-3A, Acres: 7.134

Mr. David Moore, architect, said he will address all the items in the Town Engineer's memo and reviewed the increased minimum setbacks. Ms. Wing noted that this is a standard application but the lot has many outcroppings that determined the layout of the house. Mr. Dow noted the long existing driveway that contributes to the large lot coverage number. Ms. Wing reviewed the resolution.

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

New Business:

Peter Briggs

2 Trinity Lane

Block 9320, Lot 46

Application to legalize the conversion of an existing art studio to an accessory dwelling unit.

Zoning District: R-1A, Acres: 1.031

Other Boards: Zoning Board approved in

1994

Ms. Wing noted that this application is to legalize the conversion of an existing art studio to an accessory dwelling unit. Mr. James Best, architect, explained the proposal involves only interior renovations to add a kitchen area and no exterior changes. He will address all items in the Town Engineer's memo. Ms. Wing noted that although zoning variances were already in place from when the structure was originally built 30 years ago, a site plan approval is now required due to the current Town Code. Ms. Wing determined a site visit would be appropriate, but also asked for a draft resolution be prepared concurrently.

Informal Review: No Town Engineer Review

Avoric Denver Real Estate, LLC

227 Honey Hollow Road

Block 10526, Lot 4.9-1

Application to subdivide the property into 3 lots: Lot 1: 10.9 acres, existing house & pool, Lot 2: 12.5 acres new single-family residence with pool, and an existing tennis court & an existing barn, Lot 3: 10.5 acres new single-family residence with new pool, pool house, and an existing barn. All 3 lots to be accessed by an existing driveway from Honey Hollow Road.

Ms. Dawn McKenzie, engineer, presented an informal review of a proposal to subdivide a 33.28-acre property at 227 Honey Hollow Road into 3 lots. The plan showed:

- Lot 1 (10.9 acres) with an existing house & pool
- Lot 2 (12.5 acres) with a proposed house & pool, and keeping the existing barn & tennis court
- Lot 3 (10.5 acres) with a proposed house and garage

The Planning Board provided initial feedback, including questions about frontage requirements for each lot, the unusual lot line configuration for Lot 3 and steep slopes impacting potential common driveway access. Mr. Perry noted that every lot needs to have 25' of frontage on a Town road but does not need to have their own driveway, a common driveway is allowed.

Multiple neighbors requested to review any formal applications. Ms. Dür explained that once a formal application is submitted another neighbor notification will be done and they can send her an email to request to see the plans via email. Neighbors expressed concern over flooding and steep slope protection. Ms. Wing reassured the neighbor that stormwater mitigation is part of every formal application. The Planning Board indicated they would be willing to do a site visit if the applicant wishes to stake out the property prior to formal application. Ms. McKenzie said she will discuss a site walk and formal application with her client.

Public Hearing:

Pound 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

Ms. Wing opened the public hearing for the Pound Ridge Tennis Club application to build 4 pickleball courts, 1 new paddle tennis court and deck, expand parking, and add to the existing clubhouse. Mr. Bria recused himself for this application.

Mr. Keith Betensky, counsel, presented an overview of the proposal, noted how they feel that the application meets all criteria for site plan approval and referred to all the letters of support received. He noted the Negative Declaration declared and their process with the Zoning Board and Water Control Commission. Mr. Betensky said they received a conditional approval from the Water Control Commission based on the mitigations discussed. Mr. Andrew Smith, PRTC treasurer, provided background on the Club's history and reasons for the expansion. The applicants' team presented details on site layout, traffic impacts, and stormwater management. They reviewed the timing and use of every court in the various seasons.

Planning Board members expressed concerns about:

- The high lot coverage percentage
- Traffic circulation and parking layout
- Impacts on neighbors from noise and lighting
- Wetlands and environmental concerns

Many neighbors who live year-round on the same road as the PRTC spoke in opposition, citing concerns about the expansion's impact on the following:

- Noise from pickleball courts
- Increased traffic and parking issues
- Light pollution
- Environmental impacts and pollution on adjacent ponds
- Property value negative impact
- Members not living locally or on their road to see the full impact

The PRTC also had members speak in support of the complete project and the need for the pickleball courts in order to compete with other clubs and to participate in leagues. Mr. Williams, engineer, said the PRTC is prepared to increase the maintenance of the grounds and pond. The applicant's team also noted they will be replacing trees and the berm along the County road is on the County's property.

Ms. Wing noted a memo has been received by the Water Control Commission and in their memo, they recognized some of their concerns were under the Planning Board's purview. Ms. Wing said lot coverage has not been addressed and explained that a Negative Declaration is a response to State law not our Town Code or the Planning Board's considerations. She recognized the timeline for this application- appearing before the Zoning Board of Appeals this past summer, the multiple times in front of the Water Control Commission, and coordination with the WCDOH that all played out this past year. Mr. Rich Williams, engineer, and Mr. Chris Hayes, PRTC Board Member, said the memo from the Water Control Commission is not consistent with the meeting. Ms. Wing noted that their memo was submitted as part of this public hearing not just a recap of one meeting's

presentation and it was clear they were deferring to the Planning Board. Mr. Loveless who attended the Water Control Commission meeting said only one part of the application was presented but the members of the Commission prepared the memo to cover all of their concerns. Ms. Wing noted the Planning Board has not asked for a traffic study but they have other concerns besides car volume including circulation of traffic and lot coverage. Mr. Williams, engineer, said they will respond to the Town Engineer's memo and address traffic questions.

The Planning Board indicated they could not support the application in its current form due to the high lot coverage, the negative impact on neighbors, and other issues discussed. Ms. Wing said this application calls for extremely extensive use in a residential zone. She said the PRTC is one neighbor, a private Club that does not represent or open to all 5,000 residents in Pound Ridge. She explained that this application is for a large amount of development on a small site with increased minimum setbacks that push closer to the neighbors. Ms. Wing reviewed that the parking layout is also very close to the neighbors. Ms. Wing asked them to review ways to reduce lot coverage. She noted she and many of the other Board Members cannot support this application in its current form. The Planning Board suggested the applicant consider revising the plan to only include the clubhouse renovation and 1 new paddle court, and remove the pickleball courts and associated parking. Mr. Knorr agreed and said this application is deeply flawed and has a negative environmental impact even with mitigation. Ms. MacMillan said she would be open to reviewing a revised application since she cannot support this level of expansion. Mr. Stein noted that they have been consistent in expressing their concern over coverage and feels the applicant has not been receptive to suggestions but returns with the same plan. He agrees that it is too much coverage on a small site. Mr. Dow agreed that coverage is his biggest concern. Mr. Betensky said the PRTC would like to submit a revised plan. Mr. Knorr said the PRTC has options and could convert existing courts to pickleball courts. Mr. Loveless noted that the Planning Board can keep the public hearing open. The Planning Board kept the public hearing open for written comments until December 5th. Mr. Bria returned to the meeting.

Minutes Approval: Adoption of the Minutes from July 25, September 26, & October 23, 2024 meetings

Mr. Stein made a motion to approve minutes from the July, September and October 2024 meetings, Mr. Dow seconded the motion. The Minutes were approved as distributed unanimously.

The meeting adjourned at 9:34pm.

A handwritten signature in cursive script, appearing to read "Christine B. Din".