

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, December 19, 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 7:01pm and noted that it was being recorded.

Old Business:

Peter Briggs (draft resolution)

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 reviewed the draft resolution. Mr. Bria suggested adding language to the resolution that notes the existing 3 curb cuts does not meet current code but is allowed as pre-existing condition. The Planning Board agreed to add this language to the final resolution.

Mr. Bria made a motion to approve the resolution with the added language about the pre-existing 3 curb cuts. Ms. Jankus seconded the motion. All board members voted in favor of the resolution, the application is approved.

Swan Lake Trust (draft resolution)

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. Gerri Tortorella, counsel, discussed a few clarifications requested for the draft resolution. The Planning Board reviewed the requested clarifications to be added to the resolution with Mr. Loveless. They agreed to add language waiving a requirement related to the Town road

frontage. The applicant also committed to using the Lyndell Road access point for construction related to this application only, not for previously approved work.

Mr. Dow made a motion to approve the resolution with changes discussed, Ms. MacMillan-Akram seconded the motion. All board members voted in favor of the amended resolution, the application is approved.

Pound Ridge Tennis Club, Inc. (draft resolution)

2 Major Lockwood Lane

Block 9816, Lot 100

Application to build 1 new paddleball court and deck, expand a parking lot and build an addition to the existing clubhouse.

Zoning District: R-2A, Acres: 6.97

Other Boards: Water Control Commission,

Zoning Board

Mr. Keith Betensky, counsel, presented a revised site plan without the pickleball courts and associated parking. Ms. Dawn McKenzie, engineer, explained details of the changes, including the relocation of parking away from the pond and the provision of 40 striped parking spaces. The Planning Board discussed the changes and found the revised plan a much-improved plan that has been responsive to their previous feedback. Ms. Wing asked for a draft a resolution be prepared for the next meeting. The Tennis Club needs to submit a full set of plans and updated Code Conformance Worksheet. Mr. Pitingaro said a revised stormwater management plan is also needed. Mr. Perry noted the applicant will need to return to the Water Control Commission and the Commission will be relying on the Town Engineer's signoff on the stormwater plan. Ms. Wing noted the resolution will also include conditions about the lighting being on timers, a maintenance plan for the landscaping buffer. Mr. Hayes noted that some of the buffer is on the County Road 172 and not the Tennis Club's property. Mr. Hayes asked that language also include allowing courts 6 and 7 to still be used for pickleball. Mr. Pitingaro noted that they will include language limiting pickleball to 2 existing courts. Ms. Wing thanked the Tennis Club's team and said we will review the draft resolution at the next meeting.

Claire Thompson and Liam McLaughlin

37 Lower Shad Road

Block 9318, Lot 23

Application to construct a new curb cut and gravel driveway with associated stormwater management system.

Zoning District: R-3A, Acres: 2.55

Other Boards: Landmarks

Commission

Mr. Liam McLaughlin presented his application for a new curb cut and gravel driveway at 37 Lower Shad Road. Mr. Dan Collins, engineer, explained the sight distance analysis and discussed the potential need for signage. Mr. McLaughlin noted he prefers no new signage. The Planning Board decided that road signage would not be necessary given the road conditions and typical driving speeds in the area. Ms. Wing asked that a draft resolution be prepared for the next meeting and scheduled a site walk to better understand the topography and layout of the proposed driveway.

New Business:

Jeffrey Belmont

51 Doe View Lane

Block 9816, Lot 182

Application to build an accessory dwelling unit with a new driveway and new wastewater treatment system.

Zoning District: R-3A, Acres: 2.585

Other Boards: Water Control Commission

Mr. Tim Allen, engineer, presented the site plan for a small accessory dwelling unit. He noted that the lot is unique with 90% of it being all trees that will remain. Mr. John Frye, architect, reviewed the details of the architectural design and site integration. The Planning Board discussed the layout, parking, and potential conditions for approval. Mr. Allen confirmed that he will address all items in the Town Engineer's memo and the positive feedback received from the Water Control Commission. Mr. Stein and Mr. Bria both said it is a well thought out plan. Ms. Wing agreed and noted the low coverage numbers that meet all setbacks. Ms. Wing requested that a draft resolution be prepared for the next meeting and scheduled a site walk to better understand the property and proposed improvements.

Informal Review: Feedback on the Site Walk

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.

The Planning Board discussed feedback from a site walk for a proposed subdivision. The applicant's representative, Ms. Dawn McKenzie, engineer, sought comments on the layout and potential site plan approvals. The Planning Board asked that the stone walls, off-site residences, and tree removal plans be included on the site plan for the actual application submission. They also discussed the history of the property and potential considerations for driveway layout and turnarounds. Mr. Stein noted that subdivision as presented with 10 acres each makes sense. Ms. Wing agreed that it is a logical layout and reviewed the frontage of each lot. She added that they do not anticipate any concerns.

Minutes Approval: Adoption of the Minutes from November 21, 2024

The approval of the Minutes from the November meeting was postponed.

The meeting adjourned at 8:03pm.

Sincerely,


Christeen CB Dür