

PLANNING BOARD MEETING MINUTES
Thursday, May 28, 2020
Video/Teleconference Meeting at 7:30 p.m.

Board Members Present: *Clay Fowler, Chairman*
John Bria
David Dow
Gail Jankus
Steve Kushner
Sam Mlynar

Members Not Present: *Michele Rudolph*

Also Present: *Jason Pitingaro, PE*
Michelle Argila, Assistant to the Administrator
Joe Eriole, Planning Board Attorney
Jim Perry, Building Inspector
Carla Brand, Town Board Liaison

Pound Ridge Partnership, Modification of May 23, 2019 approval to install additional lighting in the parking areas of the Business District, not previously budgeted.

Previous approval: 5/23/19 (referral from Town Board)

Mr. James Best, Representative, was present at the meeting. He explained that the partnership had already come before the planning and town board for a replacement project of the lighting in the parking district of Scott's corner. He was approached by Kevin Hansan, Town Supervisor, to focus more on finishing out the street lighting on Westchester Avenue that were considered alternates on the TEP plan. These lights would run from Trinity Pass down towards New Canaan, Connecticut. He described that there are eleven lights in total that run on both sides and will be matching the same specification as the TEP plan except the Partnership will be doing all of the work. Part of this project will be installing a new meter next to an existing transformer on the Roe Co. side of the street. He also explained that the sidewalk in front of Key Bank will get re-done prior to the new lighting getting installed. Mr. Best noted that he received sizeable donations from the property owners and town residents to fund this project. Mr. Fowler asked to clarify that it's the same theme as the rest of the lights from the TEP Plan and Mr. Best assured the Board that it is the same theme but the town is not contributing funds, they received enough donations.

Mr. Fowler didn't receive any comments from the public or Board member.

Mr. Steve Kushner asked if the board received Mrs. Rudolph's comments, to which they replied that they had. The comment read that the proposed light poles need to be landscaped to screen any unsightly or potential unsafe electrical accessories or protrusions. Mr. Fowler asked if Mr. Jason Pitingaro, Engineer, had any comments that

were not addressed. Mr. Pitingaro stated that the main concern was the safety of the panel that could be accessible. He noted it was a good extension of the existing plan.

Mrs. Gail Jankus made a motion to approve the application, and Mr. Steve Kushner seconded. All Board members voted the following:

Clay Fowler- Aye
John Bria- Aye
David Dow- Aye

Steve Kushner- Aye
Gail Jankus- Aye
Sam Mlynar- Aye

Michael O'Brien, 145 High Ridge Road, Block 9453, Lot 52. Application for Residential Site Plan review, and Application for Steep Slope Disturbance Approval to construct a new attached garage addition to the existing residence that exceeds the maximum building and lot coverage thresholds for an R-A zoning district. The property consists of 2.109 acres.

An application is currently under review by the Water Control Commission

Previous meeting dates: New application

Mr. Rene Mueller, Architect, Mr. John Imbiano, Landscape Architect, and Mr. Dan Collins, Engineer, were present at the meeting.

Mr. Rene Mueller explained the property and proposed garage addition with the owner's interest of collecting antique cars. The proposed garage addition would be one story with sky lights, extended 40x37 ft., containing four more cars with an area to display parts and connected to an expanded deck. He explained that there isn't an entrance from the rear, only the garage doors. Mr. Mueller described the exterior in a stucco beige to match the existing structure. The roof of the garage will match in height with the upper parking area. He noted that the storm water runoff would be collected in two existing cultecs, with the extension of one of them.

Mr. Dan Collins, Hudson Engineering, explained that there are two systems previously installed for storm water runoff that would be used. They are proposing to add an additional four cultec units, which makes the system go from twelve units to sixteen units. In addition to the cultecs, Mr. Collins proposed an overflow that would re-direct the runoff towards the existing stream and away from the neighbors.

Mr. John Imbiano, Landscape Architect, explained that to the west they created an Evergreen screen (approx. 16 trees) because they felt it was important to reduce the visual impact from the neighbors. As per the WCC comments they also added a buffer of native plants to help mitigate any runoff. To the north of the property by the turn-around, they added plantings as well. He noted that none of the trees will have to be removed for construction.

Mr. Pitingaro, Town Engineer, commented that the addition is pretty low lying and is tucked in nicely to the existing structure. He noted that they proposed a significant

amount of stormwater retention and landscaping. Mr. Pitingaro felt the exceedances on the code conformance worksheet was the main point to discuss.

Mr. Steve Kushner commented that he knows the site quite well and mentioned that the property is very prominent due to its location. He was concerned that having a lower and upper parking area was uncharacteristic of the town. He also felt that the parcel had a lot of blacktop already even without the proposed addition. Mr. Kushner commented that the exceedances on the code conformance worksheet are extreme across the board and pointed out that they don't meet any increased minimum setbacks. He believed the lot was very over developed as it currently is. He was also concerned with having four additional cars parked so close to the wetlands, even though that is out of the Board's purview.

Ms. Jankus questioned if the application must go before the WCC for approval, and Mr. Jim Perry confirmed that it does. She was concerned that the runoff may be an issue. Mr. David Dow asked if it had already been before the WCC, and Mr. Mueller stated that it was before them last month and they are set to return in June.

Mr. John Bria stated that he has visited this property numerous times and has a number of issues that are concerning. He feels that this proposal wasn't better than the previous plans but wants to walk the property to get a better look. Mr. Fowler agreed on getting a better look, and he felt Steve's comments are well founded.

Mr. Perry noted that he has walked the property, and in his opinion, if this project is going to move forward, this is the only place for it. His main concern was the building code and trusted that Mr. Mueller will address those issues.

Mr. Kushner wanted to point out that this application is a 1,400 sqft. addition to an already existing two-car garage.

Mr. Fowler informed the applicant that they will schedule a walk of the property.

(Postponed to June) Taxi and Store LLC, 18 Midway Lane, Block 9452, Lot 9.9. Amended Application for Residential Site Plan review to construct a new relocated 1,050 sq. ft. cottage outside the 150' wetland buffer, an enlarged septic system and enlarged gravel driveway that exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 12.34 acres. No further review is required by the Water Control Commission.

Previous approval: 03/23/17

Ronnie and Dan Abrams, 10 Midway Lane, Block 9452, Lot 8.1. Application for Residential Site Plan review to construct a 310 sq. ft. two-story addition to the existing residence and a 200 sq. ft. deck that exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 5.9 acres. Water Control Commission approval is also required.

Previous meeting dates: New application

Mr. Teo Siquenza, Architect, Mr. Dan Holt, Engineer, and Mr. Jerri Barrett, Landscape Architect, were present for the meeting. Mr. Barrett explained the proposal of a 310sqft addition onto the north-east portion of the house with the intent to increase the master bedroom and living room, as well as a 200 sqft deck and a small balcony off of the bedroom facing the Blue Heron lake. He noted no removal of trees is required and the area is easily accessible to excavate for the foundation. He described moving the excess fill from the excavation, approx. 20 yards, to the adjoining property at 18 Midway. Mr. Barrett explained that they don't meet the supplemental setbacks and will be in front of the WCC in June.

Mr. Fowler questioned if they contacted the neighbor that has the greatest impact, Mr. Siquenza replied that they haven't, but intend to in the near future.

Mr. Siquenza presented the architectures of the house to the board and explained that the living room would be overlapping a portion of the current residence with an addition of a fireplace. There will also be an addition of a stone pillar porch to enjoy the lake views. Due to the recent Covid-19 condition, the homeowners have decided to spend more time at the house and require a larger living room than the existing. Mr. Siquenza also described the master bedroom addition with bathroom and the relocation of rooms on the second floor. He also highlighted the second floor balcony off of the master bedroom.

Mr. Dan Holt described the stormwater system and the need to do testing on the property to determine where to place the cultec to prove it out. In addition to just roof drainage, they will be installing a curtain drain for the decking drainage and route it into the new cultec. The second issue is the septic tank and existing septic fields which fall within the limiting distances of the health department, ten feet for the septic and twenty for the fields. He explained the system is from the 1970's and with the increased usage, the system could fail under its own weight. He believes that replacing the system regardless of the addition is necessary in the future.

Mr. Pitingaro noted that they should wait to hear from the WCC and the Health Department before things move forward. The new septic is in fairly close proximity to the lake itself. He also mentioned that it doesn't meet the supplemental setbacks because there is a fair amount of coverage on the lot with three buildings already. Although the building expansion itself is fairly modest there is a lot of coverage on the existing site. Mr. Fowler inquired about the minimum setback of a septic from a lake and Mr. Pitingaro explained that it's at least 100 feet and the location may get changed due to testing.

Mr. Siquenza explained that the large coverage is also due to the lengthy driveway, and Mr. Fowler agreed. Mr. Perry added that the tennis court also adds a lot of coverage.

Mr. Pitingaro added that due to the comments from the neighbor, the fill to be transported to the other site (18 Midway) should be reported regarding quantity and frequency of

trips. Mr. Barrett agreed to include those statistics in the upcoming submittal for the next meeting.

Mr. Perry was concerned with compacted soil because of various projects done on the property over the years. He would advise to do extensive soil testing around the property.

Mr. Fowler questioned the Board for comments. There weren't any comments beside the need to walk the property.

Nicholas and Leslie Agoglia, 84 Indian Hill Road, Block 9820, Lot 23.7. Application for Residential Site Plan review for new construction of a two-story, 3-bedroom residence with new septic system and driveway accessed off a common driveway. The property is located in an R-3A zoning district and consists of 6.33 acres.

Mr. Teo Siquenza, Architect, and Mr. Dan Holt, Engineer, were present for the meeting. Mr. Holt described the property and illustrated how they propose to lengthen the driveway off of the common driveway in order to reduce the grade and be more in tune with the topography. He noted that the driveway will not be more than 14% in grade and gets flatter closer to the proposed residence. He described the previous approved plans for this site and how they have changed. Mr. Teo Siquenza noted that the previous approved plans included a pool, and the proposed plans before the Board did not have a pool incorporated due to the owner's request.

Mr. Dan Holt informed the Board that they will do the testing for the septic and stormwater around the property.

Mr. Perry brought to the attention of the Board that on the plans, it included a fifty foot wooded buffer, and it is important to respect that since it was an original condition of approval for the prior plans. He didn't encourage the stormwater management to be directed into that area.

Neighbor, Craig Padawer of 48 Old Pound Road, asked where the house was in relation to his house. After viewing the subdivision map they found that they were between the conservation easements and the property. He was concerned with the visual impact to his property and lighting. Mr. Fowler informed Mr. Padawer that the lighting plan would be presented in a future meeting, but the Board is sensitive to uplights and lights shining on neighbors.

Mr. Teo Siquenza presented the architectures and explained that the house was shifted on the property so that the view from the driveway was the front of the house. He noted that the house keeps within the Pound Ridge character and is a modest home for the area.

Mr. Perry thought the plans looked good.

Mr. Pitingaro noted that they are all within the setbacks and they had shifted the house to better fit the grade, which works with the steep parcel. He believed they need a bit more work with engineering, but once they test the area, they will have a better idea of the plans.

Ms. Jankus agreed and believed the plans look good, and is all within the setbacks.

The Board discussed the date for the property walks and instructed Ms. Michelle Argila to set up the walks.

The Board requested that on the Code Conformance Worksheet that the lot size is included by the coverage.

Mr. Fowler made a motion to adjourn the meeting, and Mrs. Jankus seconded. All present Board members voted in favor.

Respectfully submitted,

Michelle Argila,
Assistant to the Administrator
Planning Board