

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, September 23, 2021 at 7pm**

Attendees:

Board Members: Michele Rudolph, AIA, Chairperson
John Bria
David Dow
Gail Jankus
Robert Knorr
Steve Kushner
Rebecca Wing

Advisors: Carla Brand, Town Board Liaison
Joe Eriole, Counsel
Andrew Karpowich, Conservation Board Liaison
Kelly Morehead, Town Engineer Assistant
Jim Perry, Building Inspector
Jason Pitingaro, Town Engineer

Staff: Christeen CB Dür, Administrator

Called to Order: Ms. Rudolph called the meeting to order at 7pm and noted that the meeting is being recorded. Mr. Knorr and Mr. Kushner attended via Zoom.

Adoption of Minutes from the Meeting of August 26, 2021: Ms. Jankus made a motion to adopt the Minutes, Mr. Bria seconded. Mr. Dow abstained due to his absence at the last meeting. All other members voted in favor.

Old Business:

**Steven Michaan, 218 Honey Hollow Road – Resolution
Block 10255, Lot 13.9**

Application for a 2-bedroom cottage/accessory structure with proposed driveway access for emergency vehicles to the proposed structure. The project includes the installation of a new septic system and other ancillary residential improvements. All existing structures such as main residence, pool, farm sheds will remain.

Zoning District: R-3A, Acres: 19.653 Previous Meeting: 06/24/21, 08/26/21 Site Walk: 06/29/21

Ms. Rudolph reviewed the Resolution for approval and noted that the applicant has been responsive to concerns expressed by the Planning Board. The applicant provided requested context information to support placing the accessory structure within the supplemental setback on the oversized lot. No further discussion was offered by Board members.

Ms. Jankus made a motion to approve the Resolution, Mr. Bria seconded the motion. All members voted in favor.

**Mo Koyfman, 24 Midway Lane
Block 9452, Lot 10**

Application to install a 34' x14' gunite swimming pool with interior spa, adjacent terraces and a 330sf roofed pavilion and open on 4 sides.

Zoning District: R-3A, Acres: 9.795 Previous Meetings: 06/24/21, 07/22/21 Site Walk: 06/29/21
Other Boards: Water Control Commission Approved

Mr. Seth Ticehurst, landscape architect, explained the changes to the application since the last Planning Board meeting and noted that with these changes it has been approved by the Water Control Commission with a \$5,000 bond. The pool and terrace size have been reduced. They moved away from the wetlands and added a 4' solid wood fence and more screening. Mr. Perry noted that a neighbor asked for a sound reduction fence on the generator Mr. Glenn Ticehurst, landscape architect said he will speak with the owner and does not expect that to be a problem to add.

Ms. Wing made a motion to approve the application and have a Resolution prepared that can be reviewed and signed by Ms. Rudolph, Mr. Bria seconded. Mr. Kushner abstained following the Board's conversation on process. All other members voted in favor.

**Travis O'Brien, 11 Great Hill Farms Road
Block 9317, Lot 49.14**

Application for a new swimming pool 12 x 48 and 530sq foot patio.

Zoning District: R-3A, Acres: 3.087 Previous Meeting: 08/26/21 Site Walk: 08/31/21

Mr. Sean Walters, Wagner Pools, reviewed the pool location that was chosen based on saving beech trees and to avoid the slope and septic area. Ms. Rudolph acknowledged after the site walk the Planning Board understands the location choice based on the topography of the property. Mr. Walters reviewed the fence material. Mr. Perry noted that the fence must be 10' from the property line if it has a wired component. The Board discussed restricting any future increase in overage due to the large driveway and parking coverage. Mr. Walters walked the Board through the design of the proposed work again to explain the breakdown of coverage.

Ms. Rudolph asked for a draft resolution for approval and a common driveway performance restoration bond be prepared for the next meeting.

**Stephanie & David Schneider, 309 Pine Brook Road
Block 9450, Lot 12**

Application to construct a stand-alone 900sf Accessory Dwelling with approximately 400sf basement and an attached 264sf carport for the home owners' parents.

Zoning District: R-3A, Acres: 1.937 Previous Meeting: 06/24/21 Site Walk: 06/29/21

Mr. Joe Riina, design consultant, reviewed the application and explained an environmental consultant will be submitting a wetlands report once it is completed. Mr. Gene Vetrano, engineer, reviewed the setbacks and the need for the 2nd curb cut. Ms. Rudolph explained that our Town Code does not permit 2 curb cuts and the Planning Board can not approve a plan that activates a pre-existing, non-conforming 2nd curb cut. Mr. Perry added that a 2nd curb cut is not allowed for an accessory building. Mr. Eriole said such a restriction is needed in an effort to control the intent of the accessory building. Mr. Perry explained that even if the Zoning Board approves a variance for the 2nd curb cut, the Planning Board still has the authority to deny it based on the public safety of the location. Mr. Bria reiterated the Planning Board has already explained why they will not

approve the 2nd curb cut. Mr. Eriole confirmed even with a variance the Planning Board has discretion over approving the site plan.

Ms. Rudolph asked the applicant to investigate other ways to access the accessory building through the current driveway and reiterated that the Planning Board will not ignore the Town Code or approve an unsafe 2nd curb cut. Mr. Perry explained that a free-standing accessory building must comply with all setbacks. A variance is needed if proposed work is within the wetland setback and then the application must be approved by the Water Control Commission for a wetland permit. Mr. Bria noted that the Planning Board always tries to help applicants. Mr. Vetrano said he understands the process and will talk with the owners about their application.

New Business:

Matthew and Lisa Boxer, 129 Upper Shad Road

Block 9317, Lot 27.2

Application to add 195sf to expand mudroom and create a back-porch entry. The expanded mudroom is to create needed space for servicing the furnace and to provide the required separation between the furnace and the electrical panel as well as update and provide a covering for the commonly used rear entry.

Zoning District: R-3A, Acres: 7.5

Ms. Mary Scott, architect, reviewed the lot, home and long driveway. Mr. Perry noted that the coverage issue is due to the long driveway and the tennis court, not the home. Ms. Boxer added that the proposed renovation will separate the electric panel and boiler. Mr. Pitingaro confirmed that the home currently has a safety issue that will be addressed and rectified with this renovation.

Ms. Rudolph asked for a draft Resolution for approval to be prepared for the next meeting and a site walk is not needed for this application because the proposed expansion is minor and is within the existing plan of the house.

Ibrahim Jamal, Trinity Pass Road

Block 9824, Lot 10.3 & 10.4

Application for a new single-family residence with driveway, 3 car garage and inground swimming pool.

Zoning District: R-3A, Acres: 7.82

Mr. Marco Mandra, architect, reviewed the proposed plans for the applicant's new home. Mr. Ralph Mastromonaco, engineer, reviewed the survey, the steep slope on one side, the setbacks, the septic and the pool locations. Ms. Rudolph noted the aggressive application with 186% coverage on a hilltop and expressed concern on the impact to the neighbors. Mr. Mastromonaco explained that due to the layout of the lot, the hill has to be the location for the home but they will have a visibility study done to show that it will not be visible to the neighbors. Ms. Wing noted the disturbance within the setbacks. Mr. Pitingaro noted the proposed large motor court and that the abandoned house on the second lot is within the wetland setback. Mr. Perry explained that they have approval to reuse the abandoned building as a fully compliant lot but they would have to go back to the Water Control Commission and the Planning Board with any future plans for it. The 2 lots have not been officially combined into 1 lot and the abandoned house does not impact this application. Ms. Rudolph asked that the applicant give some more thought on how to reduce coverage in the current application.

Ms. Rudolph asked that they color code their stakes for the Planning Board's site walk.

Ms. Wing made a motion to declare the Planning Board lead agency on this application, Ms. Jankus seconded the motion. All members voted in favor.

Other Business:

T-Mobile Modification

89 Westchester Avenue, Pound Ridge Lions

T-Mobile is planning to modify their existing equipment by removing 3 antenna, 9 RRUs and 3 feedlines and installing 3 antennas, 3 RRUs and 1 hybrid line.

Town Board Meeting:09/21/21 Doug Fishman- Town's Cell Tower Consultant

Ms. Dür reported that the Planning Board has just received a 2nd cell tower modification application from Verizon that has been sent to the Town's cell tower consultant, Mr. Doug Fishman for review. Both applications are for equipment updates that need to be described on the special use permit. Once reports are received from Mr. Fishman, the Planning Board will discuss both applications at the next meeting.

Zone Text Amendment Update

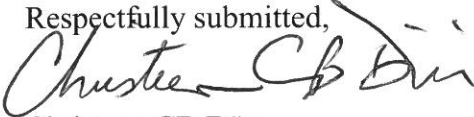
Mr. Eriole will send the updated Zone Text Amendment to the other Town Attorneys, Mr. Bill Harrington and Mr. John Loveless before being sent to the Town Board.

Site Walk: The site walk will be Saturday, October 9 at 11am.

Next Meeting: The next Planning Board meeting will be Thursday, October 28 at 7pm.

Ms. Rudolph adjourned the meeting at 8:51pm.

Respectfully submitted,



Christeen CB Dür