

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, April 22, 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
Ellen Grogan, 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 7:05pm and noted that the meeting is being recorded.

Adoption of Minutes from the Meeting of March 25, 2021:

Ms. Jankus made a motion to adopt the Minutes, Mr. Dow seconded. Mr. Kushner abstained from the vote as he noted that he did not have a chance to read the Minutes, all other members voted in favor.

Old Business:

**Nicholas Haines, 141 Old Church Lane
Block 9827, Lot 31**

Application for a permit for a 2nd floor family room addition, a stairwell addition, a front door roof and terrace expansion.

Zoning District: R-3A, Acres: 5.394 Previous Meeting: 03/25/21, Site Walk: 04/01/21

Mr. Jeri Barrett, landscape architect, reviewed items from the memo by the Town's engineer. Mr. Teo Siguenza, architect, reviewed the proposed renovations, the profile of the roof and the increased square footage. The lot coverage will increase 513sf which includes the construction of the addition and the new deck. The Board discussed the increased lot coverage and its required setbacks. The existing home is already above lot coverage and with the proposed additions the lot coverage will be 192% of the threshold. The proposed lot coverage of 23,029 sf requires increased supplementary setbacks. The front yard setback will increase to 120-feet. As a result, the applicant is asking for a waiver from the increased front yard setback of 120-feet and proposing a 75-foot

front yard setback. Mr. Barrett noted that the applicant received an approval for interior work only from the Water Control Commission on March 10, 2021 and the complete scope of work will be on the updated plans per their request. Mr. Perry will review updated plans per the requirements listed in the Town Engineer's memo.

Ms. Rudolph asked that a draft resolution for approval be prepared for the next meeting.

**Bruce Kramer and Ellen Grogan, 45 Donbrook Road
Block 10051, Lot 13.1 & 2**

Application for the construction of an accessory building to consist of a two- car garage, with attached greenhouse and lounging room. The footprint of the accessory building is 975 square feet. The accessory building will be located approximately 50 feet from the existing single-family dwelling on the lot.

Zoning District: R-3A, Acres: 9.45 Previous Meeting: 03/25/21, Site Walk: 04/01/21

Mr. Alan Pilch, lead agent for the applicant, responded to items in the Town Engineer's memo. He explained that the vegetated buffer will be shown on the plans and the proposed work is for a garage, potting shed and lounging room are all for private use. A Storm Water Pollution Prevention Plan has been submitted with the application and is under review. Ms. Morehead noted that they received the report and had no comments to provide.

Ms. Rudolph asked that updates per the Town Engineer's memo be submitted by May 13, the next deadline day, and a draft resolution for approval be prepared for the next meeting.

**Ellen Warner and Santo Curro, 221 Salem Road
Block 10263-14, Lot 14**

Application to demolish an existing single-family residence and the construction of a 4-bedroom residence on 2 acres of land. The driveway curb cut will remain unchanged, the internal driveway configuration will be modified to provide access to the lower and upper levels of the home. The project includes installation of a new septic system and private potable well and other ancillary residential improvements; the existing pool will remain.

Zoning District: R-2A, Acres: 2 Previous Meeting: 03/25/21, Site Walk: 04/01/21

Mr. Jan Johannessen, engineer, reviewed the reduction in coverage of approximately 1,000sf, the stormwater infiltration system and moving the prefab shed from the setback. The applicant has received approval from the Department of Health. Mr. Johannessen addressed the items listed in the Town's Engineer's memo. The Board and Mr. Pitingaro, Town Engineer, discussed and asked questions about the parking court coverage, the steep driveway and materials as well as plantings and screening.

Ms. Rudolph asked that the landscape plantings and materials for the driveway be added to the plans and a draft resolution for approval be prepared for the next meeting.

Abby Simpson, Simpson Subdivision, 115 Barnegat Road, Block 9457, Lot 5

Preliminary and Final subdivision approval for the application to split 6.739 acres into 2 lots; lot 1 consisting of 3.23 acres and existing 1 story frame residence and lot 2 consisting of 3.509 acres. The applicant is also applying to the Water Control Commission.

Zoning District: R-3A, Acres 6.739, Previous Meetings: 02/25/21, 03/25/21, Site Walk: 03/20/21

The Water Control Commission accepted the Planning Board's letter of intent to be lead agency and sent a recommendation regarding this application. Ms. Rudolph reviewed the recommendation that states the following:

“The Water Control Commission has reviewed the Simpson Subdivision application that is currently before the Planning Board as lead agency.

The Water Control Commission has three major concerns when evaluating and implementing wetlands law: Does the proposed application do any of the following?

- 1. Reduce the size of wetland area**
- 2. Change the flow of the water and effect the hydrology**
- 3. Create pollution or change water quality**

The theoretical driveway in the application does not go through the wetlands and the closest to the wetlands is at the driveway turn which is about 60'-70' away. The Water Control Commission is not approving the theoretical design submitted by Kellard Sessions but has determined that a driveway is possible in the proposed lot 2 with mitigation. The Water Control Commission believes that an application for a driveway could be approved with the following:

- 1. A minimum disturbance to grading and tree removal.**
- 2. Drainage is controlled on site.**
- 3. Replacement plantings be required.**
- 4. Suggest a Conservation Easement with a driveway right-of-way be established that includes the property northeast of the 119 Barnegat Road Lot plus a 20' buffer strip along the property line with the open space lot.”**

Mr. Dave Sessions, engineer, responded to items include in the Town Engineer's memo, added necessary notes to the plans but no design changes have been made to the theoretical residence designed just for this application to subdivide.

The Board discussed the Water Control Commission's recommendation that a conservation easement with a driveway right-of-way could be helpful when a future driveway is being proposed. Mr. Perry, who also attended the Water Control Commission meeting, confirmed that a conservation easement was never intended to be imposed at this time, that it could soften the disturbance in the future. Mr. Eriole agreed that a possible conservation easement with a driveway right-of-way would need to be determine once development is proposed in the future by the owners of Segment A and Segment B.

Ms. Rudolph asked for a motion to confirm the Planning Board as lead agency on this application. Mr. Bria made a motion for the Planning Board to be lead agency, Ms. Jankus seconded. All members voted in favor.

Ms. Rudolph asked for a draft SEQR Determination- Classification of Action and Negative Declaration, and draft resolution for approval be prepared for the next meeting.

**Dennis Dilmaghani, applicant/ 355 Realty LLC, current owner, 492 Long Ridge Road
Block 9031, Lot 171.3**

Application for new construction of a 2 story, 4 bedrooms single family residence with new septic system, landscaping and driveway with access to Long Ridge Road.

Zoning District: R3-A, Acres: 3.011 New Application Site Walk: TBD

Mr. Daniel Collins, architect, reviewed the vacant lot with a conservation easement and wetland in the back of the property. He outlined the application for a new 2 story, 4-bedroom single family home. Mr. Collins highlighted how there is only 1 possible area for the septic due to Department of Health regulations. He noted that he will address the items in the Town Engineer's memo and will be presenting to the Water Control Commission at their May meeting. The Board discussed and asked questions about the driveway and septic location. Ms. Rudolph asked to see the original subdivision plan from 2007 to see the original concept considered due to the tight conditions of the lot. Mr. Eriele added that seeing the original subdivision plan will also make sure the Planning Board is meeting any prior conditions.

Ms. Rudolph asked that the proposed house and driveway be staked for the site walk. The applicant will be notified of the date of the site walk once it is determined.

**Grace Douglas, Applicant, Gary Douglas, owner, 57 Fancher Road
Block 9454, Lot 31**

Application to do an interior renovation, new deck with stone steps, new stone patio, addition at existing covered patio and partial removal of existing covered patio.

Zoning District: R-3A, Acres: 4.972 New Application Site Walk: TBD

Mr. Brian Paddock, architect, reviewed the application of proposed work and noted that the existing home is over lot coverage due to the tennis court and gravel driveway. The homeowner would like a larger kitchen, a free-standing deck and a retaining wall for the outdoor grill and stone steps. Mr. Paddock reviewed the Town Engineer's memo and spoke with Mr. Pitingaro regarding the construction entrance. The Board discussed if a new survey is needed. The Board acknowledged that it is difficult to get a surveyor right now and decided it is not needed for this application. Mr. Pitingaro asked that the retaining wall from the pool to the house be added to the plans. Mr. Perry asked that the setbacks also be added to the plans. Mr. Paddock will revise the plans per the recommendations made by the Town's Engineer and the Board.

Ms. Rudolph asked that the areas of the proposed work be staked for the site walk. The applicant will be notified of the date of the site walk once it is determined.

**Steve Monroe, 203 Upper Shad Road
Block 9317, Lot 19.3**

Application for new construction of a residence, driveway, pool, well and septic system.

Zoning District: R-3A, Acres: 4.08 New Application Site Walk: TBD

Mr. Eric Baker, architect, reviewed the site plans for the proposed work including the septic and the goal to keep the property as a natural environment as much as possible. He noted the steep slope and that the proposed home can only be located on the plateau therefore resulting in a long driveway. He explained that they will comply with items mentioned in the Town Engineer's memo and be presenting to the Water Control Commission at their May meeting. Mr. Baker showed a

video of the layout of the house, elevated patio and garage. The Board discussed the topographical demands of the lot, the height of the home, and proximity to the Zofness Preserve.

Ms. Kerner, a neighbor at 207 Upper Shad Road noted that she shares a driveway with 205 Upper Shad and asked about the location of their septic to her well. Mr. Baker said the proposed well is 100' away from their well and the proposed septic is 250' from their well.

Ms. McDermott, a neighbor at 197 Upper Shad Road asked about lighting from the proposed driveway. Ms. Rudolph explained that a photometric plan will be submitted and the Planning Board always prefers dark sky friendly lights. Mr. Pitingaro noted such plans have been requested in his memo.

Ms. Rudolph asked the area of the proposed home and driveway be staked for the site walk. The applicant will be notified of the date of the site walk once it is determined.

The Board decided the site walk for the 3 new applications will be on Tuesday, May 11 at 5pm.

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

Meeting adjourned at 9:25pm.

Respectfully submitted,



Christeen CB Dür