

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, May 27, 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 7:07pm and noted that the meeting is being recorded.

The Board welcomed Karen Taft, retired Planning Board Administrator, to the meeting to lead a tribute to Mr. Sam Mlynar who passed away recently. Ms. Taft and the Board shared memories of Mr. Mlynar who was a Planning Board Member amongst other roles during his extensive years of service to the Town.

Adoption of Minutes from the Meeting of April 22, 2021:

Ms. Jankus made a motion to adopt the Minutes, Mr. Bria seconded. Mr. Knorr abstained from the vote as he did not attend the last meeting, all other members voted in favor.

Old Business:

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, 04/22/21

Site Walk: 03/20/21

Ms. Rudolph asked Mr. Pitingaro to review the SEQR Determination - Classification of Action and Negative Declaration and the conditions of the Resolution for Final Subdivision Approval. Mr. Eriole asked that the Resolution approval include a condition that the escrow is sufficiently

funded. Ms. Rudolph noted that the Resolution already includes a conditional line item that states the applicant shall pay all applicable fees. Mr. Dave Sessions, engineer, stated that he will satisfy all conditions noted and asked that all bills be submitted as soon as possible so the plat can be filed as soon as possible.

Mr. Bria made a motion to approve the SEQR Determination – Classification of Action and Negative Declaration and the Resolution for Final Subdivision Approval, Ms. Jankus seconded the motion. All members voted in favor.

**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, 04/22/21

Site Walk: 04/01/21

Ms. Rudolph reviewed the Resolution for approval.

Ms. Wing made a motion to approve the Resolution, Ms. Jankus seconded the motion. Mr. Bria abstained from voting on this application as he was not able to attend the site walk. All other members voted in favor.

**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, 04/22/21

Site Walk: 04/01/21

Ms. Rudolph explained that updated plans had been submitted with small changes and reviewed the Resolution for approval. Ms. Dür noted that a letter with no comment had been received by the Town of Lewisboro.

Ms. Jankus made a motion to approve the Resolution, Ms. Wing seconded the motion. Mr. Bria abstained from voting on this application as he was not able to attend the site walk. All other members voted in favor.

**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

Ms. Rudolph reviewed the outstanding comments described in the Town Engineer's memo and the lighting plans submitted and noted that some clarification is needed on the plans regarding the lighting.

Mr. Knorr made a motion to approve the Resolution, Mr. Dow seconded the motion. Mr. Kushner and Mr. Bria abstained from voting on this application. All other members voted in favor.

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 Previous Meeting: 04/22/21

Site Walk: 05/11/21 Other Applications: Water Control Commission, DOH

Ms. Rudolph explained that the Board has reviewed the original subdivision plans and went on a site walk. At the time of the subdivision, it was believed that all 3 lots would be developed at the same time. Mr. Kushner recused himself from this application due to a business relationship with a relative of the applicant. Mr. Dilmaghani said he had no objection to Mr. Kushner participating in review of this application. Mr. Abdulazeez Yusuf, engineer, noted that he too reviewed the original subdivision plans and septic location. In response to the concern of the proposed home being too close to the wetlands, they revised the septic field and expansion areas that allowed them to move the proposed home away from the wetlands.

The neighboring lots are already developed and there is room for a private driveway for this undeveloped lot, so a shared driveway is no longer needed. Mr. Perry noted that no matter what the Planning Board decides, they need approval from the Department of Transportation ("DOT") since it is located on a County road. Ms. Rudolph acknowledged that Mr. Perry's information is really valuable as they need County approval on this application. Mr. Pitingaro added that if the Board is willing to entertain this location for the driveway, then the applicant should start their application with the DOT. The Board discussed the site distance profile provided. Ms. Morehead said the applicant needs to go to the County and receive their comments in order to move forward. Ms. Rudolph said the Board is open to a separate driveway and asked the applicant to go to the County to receive more information from them on what could work for a new driveway. Mr. Eriole added that the Planning Board can approve the application with the condition that they receive DOT approval as well. Mr. Perry clarified that the Planning Board can say no even if the DOT says yes, but the Planning Board can not say yes if the DOT says no. Mr. Pitingaro said the County will review it and we will be able to review their report. Ms. Rudolph asked the applicant to go to the DOT and return with their report on the driveway location. Mr. Michael Stein, engineer, acknowledged that they will go to the County and return with their report.

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 Previous Meeting: 04/22/21

Site Walk: 05/11/21

Ms. Rudolph reviewed the application and noted that a letter with concerns about stormwater runoff and erosion has been received from Julie Beni, a neighbor on Fancher Road. Mr. Brian Paddock, engineer, reviewed the updated site plan that was prepared in response to the concerns

expressed at the last meeting. Ms. Rudolph reviewed the Town Engineer's memo and Mr. Pitingaro explained that a resolution can be prepared once amended drawings are submitted.

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

Previous Meeting: 04/22/21 Site Walk: 05/11/21

Mr. Eric Baker, engineer, reviewed the changes to the driveway and asked for relief on the length of the driveway due to the slope and grade of the lot. The Board discussed the improved new location for the proposed driveway. Mr. Baker noted that there is no entrance to this lot that is outside of the wetland buffer. Mr. Perry explained that the Water Control Commission is reviewing this application and Mr. Pitingaro will review the stormwater plans as well. Ms. Deborah McDermott asked about parking during construction and mentioned the shared driveway and homeowners' agreement. Mr. Baker said he will talk with Mr. Perry and Mr. Pitingaro about how to address any concerns and that the construction trucks will be up at the site not at the entrance. Ms. Rudolph noted that due to the timing of the updates, the Board is not equipped to review this application and will review again after the Town Engineer has had time to review and write a memo.

New Business:

Paul Zukowsky, 342 Stone Hill Road

Block 916, Lot 68

Application for a new detached 2 car garage with a 2nd floor studio, 840sf footprint, 1680sf total.

Zoning District: R-3A, Acres: 2.160

Site Walk: TBD

Mr. John Sullivan, architect, reviewed the plans including photos of the property. He described the backyard as a wide-open site, not removing anything and saving the Japanese Maple. The new garage will be for vintage cars, they are reducing the number of bedrooms from 4 to 3 and specified that the addition is not an accessory apartment. They are awaiting a response from the Department of Health regarding the septic. Mr. Perry noted that the plans are very close to an accessory building and therefore suggested the 2nd floor bathroom be made a half bath because the current configuration is an accessory apartment. Ms. Rudolph explained that the Board will go on a site walk and the Board will review it not only for the current owners' use but also needs to consider how it could be used by future owners.

Ms. Rudolph asked the area 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.

Barnegat Barns LLC, Jamie Hammel, 103 Barnegat Road

Block 9457, Lot 2

Application for the renovation of, and small additions to a residence- the existing residence exceeds maximum lot coverage. A portion of the existing building is within the original and the extended setbacks but the additions are outside of the extended setbacks. The additions will include two small 1-story additions and one 1- ½ story addition. A large wood deck, stone stairway and a bay window are being removed. The renovations and additions will not affect the number of bedrooms. The project will include minimal site disturbance. Some existing stone walls and a terrace will be patched and repaired as required. The existing stone and asphalt car court will be replaced with gravel.

Zoning District: R-3A, Acres: 2.182

Site Walk: TBD

Mr. Rafe Churchill, Creative Director, and Mr. George Rein, designer reviewed the application for the renovation and addition to the residence. Ms. Rudolph reviewed the Code Conformance Worksheet and confirmed with the applicant that they are not increasing lot coverage. Mr. Perry noted that this is a complicated lot in which a site walk will be quite helpful. Mr. Churchill asked if they could begin with interior work. Mr. Perry said yes, they can come into the Building Department for a permit for interior work only.

Ms. Rudolph asked the area 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.

Leonard Debono, 267 Westchester Avenue

Block 9820, Lot 34.2

Application to install a pool and patio.

Zoning District: R-2A, Acres: 2.5

Site Walk: TBD

Mr. James Best, architect reviewed the application for a 20 x 40 pool and 10 x 40 patio. The Board discussed the materials used in patios and the Code Conformance Worksheet. Ms. Evelyn Carmichael, a neighbor in the 4th house on the shared driveway asked that the Board require evergreen screening around the proposed area of work, and require woodland maintenance. Mr. Best explained that no trees are being removed. Ms. Rudolph explained that the Board will review the need for such requirements at the site walk.

Ms. Rudolph asked the area 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.

Other Business:

The Board decided the site walk for the 3 new applications will be on Tuesday, June 7th at 5pm.

Ms. Rudolph asked Mr. Jason Pitingaro to prepare an amendment to clarify the definition of coverage and permeable surfaces that can be submitted to the Town Board.

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

Meeting adjourned at 9:27pm.

Respectfully submitted,


Christeen CB Dür