

**Town of Pound Ridge  
Planning Board Meeting Minutes  
Thursday, June 24, 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  
Ellen Grogan, Conservation Board Liaison  
John Loveless, Counsel  
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. Ms. Rudolph explained that since our Counsel, Mr. Joe Eriole is absent due to illness, Mr. John Loveless, the counsel for the Water Control Commission is in attendance for this meeting.

**Adoption of Minutes from the Meeting of May 27, 2021:**

Ms. Jankus made a motion to adopt the Minutes, Mr. Kushner seconded. All members voted in favor.

**Old Business:**

**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, 05/27/21**

**Site Walk: 05/11/21**

Ms. Rudolph reviewed the Resolution for approval and asked Board members if there was any further discussion. There were no comments or concerns from the Board.

Mr. Bria made a motion to approve the Resolution, Ms. Jankus seconded the motion. 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, 05/27/21**

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

Mr. Daniel Collins, architect, updated the Board on their application to the Water Control Commission (“WCC”). He referred to the memo sent to the Planning Board from the WCC Board Chair Bill Bedford where he states “the WCC has no objection to this application under the condition that they submit drainage plans to the Planning Board’s Engineer and therefore receive approval from the County’s Department of Health and the County’s Department of Transportation.” Mr. Collins also explained that they had just received approval from the County’s Department of Transportation last night on their proposed private driveway. Mr. Pitingaro asked Mr. Collins to make sure the County is aware of the conservation easement. The Board asked that they also ask the County to compare the safety of the original idea of a shared driveway during the subdivision process with their current proposed private driveway. Mr. Collins acknowledged what was needed and agreed to submit all previously approved common driveway information to the County so that it is clear to the County that a different access location was originally approved. Mr. Collins agreed to submit the information prior to the County prior to the next Planning Board meeting.

**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, 05/27/21**

**Site Walk: 05/11/21**

Mr. Eric Baker, architect, said he needs more time to respond to the questions raised in the Town Engineer’s memo. Mr. Pitingaro agreed with Ms. Rudolph’s recommendation for a performance bond on the proposed common driveway. Mr. Pitingaro will prepare an estimate for the bond.

**Paul Zukowsky, 342 Stone Hill Road  
Block 916, Lot 68**

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

**Zoning District: R-3A, Acres: 2.160 Site Walk: 06/14/21**

Ms. Rudolph acknowledged how the applicant’s resubmission addressed concerns raised since the site walk. Mr. Sullivan, architect, discussed the reduction in disturbance and the setbacks. Mr. Sullivan explained that they relocated the building, reduced the driveway and trenching for utilities and removed the terrace. Mr. Pitingaro explained that a GML circulation will be needed due to the location being across from a County Park. Ms. Morehead will draft a cover letter for the circulation and Mrs. Dür will circulate to the Westchester County Planning Board, Westchester County Parks Commission and NY State Department of Transportation.

**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: 06/14/21**

Mrs. Dür noted that a no comment letter has been received from the County in response to the GML circulation on this application. The Board discussed the need to tighten up some language in the Town Code to eliminate a contradiction. Ms. Rudolph discussed the site walk and the Town Engineer's memo. Ms. Rudolph noted this application proposes a reduction in lot coverage. Mr. George Rein, architect, reviewed the site plan, code conformance worksheet and the Short Environmental Assessment Form. Ms. Rudolph asked for a draft resolution be prepared for the next meeting.

**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: 06/14/21**

Ms. Rudolph reviewed the items of concern in an email received from Ms. Evelyn Carmichael, a neighbor. Mr. James Best, architect, discussed the Board's request for screening. Ms. Rudolph explained that requesting screening as well as screening for pool equipment is a typical practice by the Planning Board. Ms. Rudolph asked Mr. Best to submit a landscaping plan before the next meeting.

**New Business:**

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

Application to install a 38' x16' gunite swimming pool with interior spa, adjacent terraces and a 330sf roofed pavilion and open on 3 sides.

**Zoning District: R-3A, Acres: 9.795**

**Other Boards: Water Control Commission**

**Site Walk: TBD**

Mr. Glenn Ticehurst, architect, reviewed the application and noted that the entire property is surrounded by wetlands. He explained that based on the septic and septic reserve area, there is no other viable location for the pool.

Ms. Rudolph requested 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.

**Jelitza Delgado, 65 White Birch Lane  
Block 9031, Lot 215.1**

Application for a new 4 bedroom, 3 ½ bath, 2,594sf single family home, 914sf garage and in-ground swimming pool.

**Zoning District: R-2A, Acres: 2.0**

**Site Walk: TBD**

Mr. Kory Salomone, attorney, reviewed the application on behalf of the owners. Mr. John Bermudez reviewed the site plan and showed a video of the proposed home. A neighbor expressed concern over the number of trees to be cleared and noted that the property is next to The Nature Conservancy.

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.

**Steven Michaan, 218 Honey Hollow Road  
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**

**Site Walk: TBD**

Mr. John Kellard, architect, reviewed the accessory structure proposed and new septic that has already been approved by the Department of Health. He described a geo block with grass driveway. Mr. Pitingaro noted that a GML circulation is needed due to its proximity to parkland. Mrs. Dür will circulate to Westchester County Planning Department, Westchester County Parks Commission and NYC Department of Environmental Protection. Mr. Larry Wray, a neighbor asked about the purpose and use of the building. Mr. Kellard said he is not aware of any commercial use.

Ms. Rudolph requested 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.

**Stephanie and 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**

**Site Walk: TBD**

Mr. Gene Vetrano, architect, reviewed the application for the accessory building and noted that this application has already been approved by the Zoning Board. He also noted that the current home does not meet setbacks, and this new building will need its own septic but will share the well with the current home. He added that the new septic has been approved by the Department of Health. Mr. Perry noted that this is a complicated application and although it was already approved by zoning, the 2<sup>nd</sup> curb cut was never approved. Ms. Dür will do a GML circulation to the Town of Bedford due to its location.

Ms. Rudolph said the Board will review the 2<sup>nd</sup> curb cut during its site walk and requested the area of the proposed work be staked. The applicant will be notified of the date of the site walk once it is determined.

**Jennifer Magnone, 111 Horseshoe Hill Road  
Block 8452, Lot 46**

Application to add a 10' x20' extension at the front of the home to expand/enlarge 2 bathrooms.

**Zoning District: R2-A, Acres: 2.0**

**Site Walk: TBD**

Ms. Rudolph recused herself from this application. Ms. Rebecca Wing will be the Board Chair for this application. Ms. Jennifer Magnone, homeowner reviewed her application to expand the front of her home and enlarge 2 bathrooms. She noted that no variance from zoning and no circulations are needed. Ms. Magnone added that she does not live near any wetland area.

Ms. Wing requested 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 new applications will be on Tuesday, June 29<sup>th</sup> at 5pm.

**Zoning Text Amendment:**

Ms. Rudolph asked Mr. Loveless to speak with Mr. Perry and Mr. Eriole to draft language in order to clear up any inconsistencies in the code regarding what is to be included as coverage and how it should be calculated.

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

Meeting adjourned at 9:55pm.

Respectfully submitted,

  
Christeen CB Dür



**TO:** Michele Rudolph, AIA, Board Chair  
Planning Board

**FROM:** Bill Bedford, Board Chair  
Christeen CB Dür, Administrator  
Water Control Commission

**DATE:** June 21, 2021

**SUBJECT:** 492 Long Ridge Road, Block 9031, Lot 171.3  
Owner: 355 Realty LLC, Applicant: Dennis Dilmaghani

The Water Control Commission has reviewed the application for a new construction of a 2 story, 4 bedroom single-family residence with new septic system, landscaping and driveway at 492 Long Ridge Road.

The Water Control Commission finds the location of the house shown on the recent submission to be acceptable. The applicant now has the house 50 feet from the westerly stone wall and Conservation Easement line. With the existing Conservation Easement, the wetlands should have adequate protection. The Commission would like to review the Final Plan when resolved.

The Water Control Commission has no objection to this application under the condition that they submit drainage plans to the Planning Board's Engineer and therefore receive Planning Board approval as well as approval from the County's Department of Health and the County's Department of Transportation.

A bond will be determined when the applicant comes back to the Water Control Commission with such approvals and information.