

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, July 22, 2021 at 7pm**

Attendees:

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

Advisors: Carla Brand, Town Board Liaison
Ellen Grogan, Conservation Board Liaison
Joe Eriole, 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 noted that David Dow is unable to attend and Rebecca Wing is attending via Zoom for this meeting. Her location was posted on the Town's website as an alternate location for this public meeting.

Adoption of Minutes from the Meeting of June 24, 2021: Ms. Jankus made a motion to adopt the Minutes, Mr. Knorr seconded. All members voted in favor.

Old Business:

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 Meetings: 04/22/21, 05/27/21, 06/24/21
Site Walk: 05/11/21 Other Applications: Water Control Commission, DOH**

Mr. Abdulazeez, architect, explained how drainage concerns will be addressed and the application has been approved by the Water Control Commission and they will set the bond after the Planning Board approval. The application was reviewed by the County since Long Ridge Road is a county road. The driveway was moved 30' south per the recommendation by the County. They are awaiting final approval from the Department of Health.

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. Kushner made a motion to approve the Resolution, Mr. Knorr seconded the motion. All members voted in favor.

**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 Meetings: 04/22/21, 05/27/21, 06/24/21

Site Walk: 05/11/21

Mr. Eric Baker, architect, reviewed the updates to the application including the landscaping plan and lighting for the home and driveway. Per a neighbor's concern, Mr. Baker explained the location of trucks and equipment during the construction process. Mr. Baker will address items in the Town Engineer's memo including erosion control and the driveway, update plans with more specifics about tree removal, the vegetative buffer, a gate and a complete lighting photometric plan with dark sky friendly fixtures. A performance bond will be required for the driveway.

**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 Previous Meetings: 05/27/21, 06/24/21

Site Walk: 06/14/21

Ms. Rudolph noted that the applicant addressed coverage and setback concerns. 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.

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

**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 Previous Meetings: 05/27/21, 06/24/21

Site Walk: 06/14/21

Ms. Rudolph noted the applicant has reduced coverage in response to the Board's concerns. 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, Mr. Knorr seconded the motion. All members voted in favor.

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

Previous Meetings: 05/27/21, 06/24/21

Mr. James Best, architect, reviewed the elevations and evergreens he has added to the plans for screening. He will add the pool fence to the plans.

Ms. Rudolph thanked Mr. Best for his updated plans and suggested the application be approved. Mr. Eriele suggested the Board vote to approve the application with conditions so a Resolution can be prepared and signed by Ms. Rudolph. Ms. Rudolph asked Board members if there was any further discussion. There were no comments or concerns from the Board.

Mr. Knorr made a motion to approve the application so a Resolution with conditions can be prepared, reviewed by Mr. Perry and reviewed and signed by Ms. Rudolph, Ms. Jankus seconded the motion. Mr. Kushner voted no, all other members voted in favor.

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: 06/29/21

Previous Meeting: 06/24/21

The applicant decided to postpone as they continue to work on the design and layout of their pool and terraces.

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: 06/29/21

Previous Meeting: 06/24/21

Mr. Knorr recused himself from this application due to a current business relationship. Mr. Kory Salomone, attorney for the applicant, reviewed the application for a new home on the vacant lot. Mr. John Bermudez, architect, addressed comments in the Mr. Pitingaro's memo including the proposed home's height and lighting. Ms. Rudolph asked them to reconsider their lighting plans and resubmit those plans. She also asked Mr. Pitingaro to prepare a resolution for the next meeting.

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: 06/29/21

Previous Meeting: 06/24/21

The applicant decided to postpone.

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

Previous Meeting: 06/24/21

Site Walk: 06/29/21

The applicant decided to postpone.

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

Previous Meeting: 06/24/21

Site Walk: 06/29/21

Ms. Rudolph asked Mr. Bria to be the Board Chair for this application as she is the architect for this application and had recused herself from the application. Mr. Bria reviewed the application and site walk. The Board discussed building and lot coverage as well as the 2 sheds on the property. Mr. Perry reviewed the property file and noted neither shed is legal because they did not receive permits and 1 shed would need a variance due to its location. Both sheds are in violation of the Town Code. The applicant Ms. Magnone reviewed how the 2 sheds are currently used. Mr. Perry said the applicant would need to go to the Zoning Board if she did not want to move the 1 shed.

Mr. Knorr made a motion to approve the application if 1 shed is removed, and 1 shed is moved to to meet zoning setbacks, Ms. Jankus seconded the motion. Ms. Rudolph had previously recused herself from the discussion and vote. All other members voted in favor.

Louis Navarro, 3521 Property LLC, 27 Tatomuck Road

Block 9816, Lot 27

Application for a permit to reconstruct a single-family residence and realign the existing driveway.

Zoning District: R-2A, Acres: 2.001

Previous Meetings: 01/28/21, 02/25/21

Mr. Jeri Barrett, landscape architect, addressed items from Mr. Pitingaro's memo, the landscaping plan, as well as the slope of the driveway. Mr. Alan Pilch, engineer, reviewed the stormwater management plan and noted that they have received Department of Health approval. Ms. Rudolph asked Mr. Perry and Mr. Pitingaro for their feedback. Mr. Perry noted that the Building Dept. needs a copy of the septic for the property's file but he is ready to issue a permit for the building. Mr. Pitingaro noted the great progress and will prepare a resolution to be signed by Ms. Rudolph if the Board approves the application.

Mr. Knorr made a motion to approve the application so a Resolution with conditions can be prepared, reviewed by Mr. Perry and reviewed and signed by Ms. Rudolph, Ms. Wing seconded the motion. All members voted in favor.

New Business:

**Sam Fertik and Julie Levitt-Fertik, Adjacent to 129 Upper Shad Road
Block 9317, Lot 27.1**

Application to construct a new 2 ½ story dwelling, including new septic, well and stormwater management.

Zoning District: R-3A, Acres: 3.509

Site Walk: TBD

Mr. Joe Riina, engineer, reviewed the site design and noted that they did receive Water Control Commission approval with the condition of the Planning Board's approval. Mr. Sam Fertik, owner and builder, reviewed the application and his philosophy to be a passive, low impact builder. He explained that the thickness of the walls is impacting his building coverage calculations. Mr. Fertik said he will keep existing stone walls and remove approximately 40-50 trees. Mr. Perry noted that he can get a waiver from the Department of Health not to clear trees on the septic reserve area. Both Mr. Perry and Mr. Pitingaro noted a concern about drainage and slope at the end of the driveway. Mr. Fertik said he is trying to protect the wetland buffer with the driveway location and his lighting is dark sky compliant. Mr. Perry explained that driveways are allowed in a vegetative buffer. Mr. Kris Heinzelman, a neighbor, discussed the stream that flows under the road into his pond.

Ms. Rudolph requested an entrance area be cleared and 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.

**Anthony Kim, 37 West Lane
Block 9818, Lot 9.9**

Application to build a tennis court and patio along a stone retaining wall and remove the basketball court and return the area to lawn.

Zoning District: R-2A, Acres: 7.407

Site Walk: TBD

Mr. James Sonak, landscape architect, reviewed the application for the asphalt with color coating tennis court and to remove the basketball court and return that area to lawn which will reduce coverage. He noted that the tennis court will not be visible to neighbors and the existing driveway is gravel. Mr. Knorr asked Mr. Perry to look into whether tennis courts are allowed in supplemental setbacks and therefore does this applicant need to go to the Zoning Board for a variance. Mr. Perry will review the Town Code.

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.

**J. Wolf Home, LLC, 259 Westchester Avenue
Block 9820, Lot 32**

Application to change the use of existing storage barn, 1328 sf, to new office space for video production. No changes proposed to the existing buildings, existing exterior light and signage. No additional site improvements are proposed.

Zoning District: R-2A, Acres: .27

Site Walk: TBD

Mr. Jonathan Wolf, architect, reviewed the application to change the use of the existing barn currently used for storage and how it would be used as an office if approved. The Board discussed the increase use and parking situation at the location. Mr. Perry noted that the business has a pre-existing non-conformance driveway. Mr. Eriele will look into whether this change of use application should be for the Planning or Zoning Board.

Ms. Rudolph noted whether or not this application needs to go to the Zoning Board, the Planning Board will conduct a site walk. The applicant will be notified of the date of the site walk once it is determined.

Other Business:

Westchester Land Trust, Parking Lot Discussion:

Mr. Perry explained to the Board that the Westchester Land Trust will be coming to the Planning Board with an application for additional parking for the Zofness Preserve. He discussed the potential scenarios that could be done. An application has not been submitted yet but will be forthcoming.

Zone Text Amendment Review and Discussion:

Ms. Rudolph led the discussion about the contradiction that currently exists in the Town Code in regards to what is included in coverage. Ms. Rudolph updated the Town Board at their last meeting. The Town Board is looking for more specifics in the Code language to be updated. The Planning Board discussed building versus lot coverage. Mr. Perry explained that anything with a roof is considered building coverage and anything else that is a man-made surface contributes to lot coverage. Mr. Kushner asked about coverage discussions at prior meetings. Ms. Dür will send the link for the recording of the May meeting to all Board Members for their reference. Mr. Eriole will have a conference call with Mr. Pitingaro and Mr. Perry to prepare another memo to be reviewed by the Planning Board that is to be submitted to the Town Board for their review and Public Hearing.

Site Walk: The Board will hold its site walk on Tuesday, July 27 at 5pm. Ms. Dür will notify the applicants of the site walk.

Next Meeting: The next Planning Board meeting will be Thursday, August 26 at 7pm.

Ms. Rudolph adjourned the meeting at 10:38pm.

Respectfully submitted,


Christeen CB Dür