

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, January 27, 2022 at 7pm**

Attendees:

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

Advisors: Carla Brand, Town Board Liaison
Joe Eriole, Counsel
Jason Pitingaro, Town Engineer
Jim Perry, Building Inspector

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. Eriole attended via Zoom.

Old Business:

BreadsNBakes, Jason Bowman, applicant, Doug Sachs, owner (Resolution)

73 Westchester Avenue

Block 9454, Lot 10

Application to renovate an existing food preparation and sales space to a bakery and take-out food establishment, interior alterations and the addition of exterior doors and windows.

Zoning District: PB-A, Acres .67 Site Walk: 11/27/21

Ms. Rudolph reviewed the conditions of the Resolution.

Ms. Wing made a motion to approve the Resolution, Mr. Knorr seconded the motion. All members voted in favor. The application is approved.

Ibrahim Jamal, 147 Trinity Pass Road

Block 9821, Lot 10.1

Application to renovate an existing single-family dwelling.

Zoning District: R-3A, Acres: 5.04 Site Walk: 11/27/21

Mr. Marco Mandra, architect, reviewed the updated plans to renovate the existing house. Ms. Rudolph asked for the proposed work to be shown over the existing home on the plans. Mr. Mandra did the overlay of the plans during the meeting and explained the driveway wraps around to the back of the house for easy entry without stairs for the owner's parents. The front existing staircase will be replaced with a grand staircase but access will be mostly from the back of the house. Mr. Ralph Mastromonaco, engineer, reviewed the driveway, slope and drainage, retaining wall and overall grading for the landscaping plan that will be submitted. Ms. Wing and Ms. Rudolph both reviewed items noted in the memo from the Conservation Board. Mr. Mastromonaco noted Mr. Jeri Barrett, landscape architect, is now working on this application too. Mr. Barrett just submitted the Water Control Commission application and they are awaiting septic

approval from the WCDOH. Mr. Pitingaro noted that a resolution could be prepared that includes WCC and WCDOH approvals as conditions of the PB approval. Ms. Dür will send the Conservation Board memo to Mr. Barrett.

Ibrahim Jamal, Trinity Pass Road- 2 applications

Block 9824, Lot 10.3 & 10.4

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

a. Previous Meetings: 09/23/21, 10/28/21 Site Walks: 10/9/21, 10/15/21

2. Application to merge 2 lots. **Subdivision/Lot Line Merger – 1st meeting**

Zoning District: R-3A, Acres: 7.82

Mr. Ralph Mastromonaco, engineer, noted this property has 2 concurrent applications, to merge 2 lots and build a new home. Ms. Rudolph noted that a public hearing will be needed for the subdivision/lot line merger application. Ms. Rudolph said this is an aggressive application and expressed concern about the increase in the house size after the last meeting where its size and visibility were already noted as concerns. Mr. Marco Mandra, architect, reviewed the design of the house and the new proposed feature of a porte-cochere. Mr. Mandra said even with this addition of a porte-cochere, the footprint of the house is smaller as they relocated the 3-car garage. Ms. Wing also expressed concern about the visibility of the proposed house on top of a hill, the over threshold on lot and building coverage as well as the impact on Trinity Pass and watershed due to the tree removal. Mr. Mandra noted an aggressive landscaping plan will be submitted in order to give the owner's privacy as well as to mitigate any drainage issues. Mr. Mastromonaco said he hears the Planning Board's concerns but hopes they can see how 1 house on the merged 2 lots will not be greater than 2 houses on 2 separate lots.

Ms. Rudolph noted they have not been able to show that the house will not be visible to neighbors and noted the drainage concerns received in a letter by Mr. John Hartley, a neighbor at 3 Old Mill River Road. Mr. Mastromonaco said he will address drainage and the neighbor's concerns in the next submission. Mr. Pitingaro offered to coordinate with Mr. Mastromonaco and Mr. Barrett about plantings and drainage. In response to concerns about meeting the setbacks, Mr. Mastromonaco said they can move the house forward to meet all setbacks, have more changes requested by the client since submission and will address all comments in the Town Engineer's memo and items of concern expressed at this meeting.

New Business:

Dennis and Wendy Mele, 250 Salem Road

Block 10047, Lot 58

Application to install miscellaneous foundations, footings and slab to support a pre-engineered swim spa unit, 9' x 17' with perimeter wood decking and railing system.

Zoning District: R-2A, Acres: 2.01

Mr. Dennis Mele, architect and owner, reviewed the plans to install a pre-engineered swim spa unit and wood decking. He explained modest regrading is needed to add a foundation and slab to support the pool and deck that barely brings the property over the lot coverage threshold. Mr. Mele reviewed his previous renovations to his pre-existing, non-conforming home and noted he will respond to all items in the Town Engineer's memo. Mr. Pitingaro noted that a GML 239 circulation is needed since the property is on a state road. He added that all setbacks need to be shown on the plans. Mr. Perry explained the drawdown process needs to be shown on the plans

as well and existing structures do not need to be moved in order to meet new increased supplemental setbacks.

Ms. Rudolph asked for the area of proposed work to be staked for a site walk.

**Marc Yaggi & Sarah Douglis, Adjacent lot to 63 Hack Green Road
Block 9828, Lot 11.2**

Application to build a new single-family home to be served by a private well and septic.
Zoning District: R-3A, Acres 3.0

Mr. Dave Sessions, engineer, reviewed the plans to build a new home on a lot approved in 1977. He reviewed the septic area; the steep slope and grading plan and he will address the items in the Town Engineer's memo. Ms. Rudolph said it is a reasonable plan for this lot with nice low coverage numbers and looks forward to seeing the actual architectural drawings. Ms. Gay French-Ottaviani, neighbor at 65 Hack Green Road asked questions regarding the property line, building height, the driveway, and landscaping. Mr. Sessions explained that all plans would meet Town Code including setbacks and height. He explained that a paved driveway is needed for erosion control due to the higher grade and slope. Mr. Lorenzo Ottaviani asked about the code conformance worksheet and the location of the proposed home. He expressed concern over the impact on their view from their home. Mr. Sessions explained the location of the home is limited by the required septic area. Ms. French-Ottaviani asked about an old stone barbeque. Mr. Pitingaro noted that the applicant needs to also apply to the Water Control Commission. Ms. Rudolph reiterated that the proposal for the lots makes sense but they need to see the architectural drawings and will visit the site.

Mr. Sessions said he will respond to the Town Engineer's memo, submit architectural drawings, apply to the Water Control Commission and will look for the old stone barbeque and note it on the site plan. Ms. Rudolph asked for the area of proposed work to be staked for the site walk.

**Misha Rubin, 10 Pheasant Road West
Block 9031, Lot 93**

Application to build a new larger rear deck with a storage shed under part of the deck and create a ½ bath in the loft area over the existing garage.
Zoning District: R-2A, Acres 2.01

Mr. John Scarlato, architect, reviewed photos of the existing deck and proposed plans. Ms. Rudolph said the increased minimum setbacks need to be noted on the plans. Mr. Pitingaro said the septic information and wetlands need to be noted on the plans as well. Ms. Rudolph asked for the area of proposed work to be staked for the site walk.

**Schaeffer Realty, LLC, owner, GUNKS Holding Corp., applicant, 66 Westchester Ave.
Block 9320, Lot 65**

Application to install 2 propane tank exchange cabinets for retail sales.
Zoning District: PB-A, Acres: .64

Mr. Mike Bonaforte, consultant for the GUNKS Holding Corp., reviewed the plans for the 2 propane tank exchange cabinets and showed pictures of the existing conditions of the site. Mr. Perry noted that the electrical box on the existing shed needs to be removed. He explained this is not a change of use application so it does not need to go to the Town Board as the sale of propane

tanks is consistent with the current garage permit. Ms. Rudolph noted improvements are needed including screening on the site as it is a busy corner in Town with car and pedestrian traffic. Mr. Bonaforte said this is a minor addition and larger renovations are possible in the future. Ms. Rudolph asked that this application take any future renovations into consideration now and to think holistically about the future of the site. Mr. Bonaforte said he will go back to the client about the plans and will address items in the Town Engineer's memo. Ms. Rudolph noted a site walk will be needed to review current conditions at the gas station.

Other Business:

Adoption of the Minutes from the Meeting of December 16, 2021: Mr. Bria made a motion to approve the Minutes from December 16, 2021, Ms. Wing seconded the motion. All members voted in favor and the Minutes were approved as distributed.

Comprehensive Plan Update: Mr. Knorr asked everyone to read the complete Hudsonia Report as recommendations from that report may be incorporated into the Comprehensive Plan. He added the Planning Board needs to think regionally and be prepared in order to find the balance between protecting our environment and being reasonable. Mr. Eriole noted that usually a Comprehensive Plan is written by a planning firm and not a committee. It is meant to be a live document that is still relevant 20 years from now. Mr. Pitingaro noted that he believes it should be written by a professional but the DEC mapper is a good resource that has a lot of habitat information.

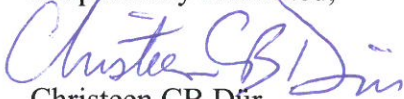
Community Organizations' Ongoing Projects & Communication: Ms. Rudolph led a discussion about communication and collaboration with the various organizations in our Town. She asked the Planning Board to stay up to date and reach out and ask representatives from any organization to come to the Planning Board when a relevant project arises.

Site Walk: The date for site walk for the new applicants will be done before the March meeting. The site walk will be for the January and any February new applicants.

Next Meeting: The next Planning Board meeting will be Thursday, February 17 at 7pm.

Ms. Rudolph adjourned the meeting at 9:56pm.

Respectfully submitted,


Christeen CB Dür