

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, February 17, 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
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 it is being recorded.

Old Business:

**Stephanie & David Schneider, 309 Pine Brook Road
Block 9450, Lot 12**

Changing application to construct an accessory dwelling to now proposing to build a 2 ½ story addition to existing house of which the 1st floor (953sf) will be an attached accessory apartment.

Zoning District: R-3A, Acres: 1.937

Previous Meeting: 06/24/21, 9/23/21, Site Walk: July 2021

Mr. Gene Vetrano, architect, explained that the application has changed from building an accessory dwelling to proposing to build a 2 ½ story addition to the existing house of which the 1st floor, (953sf) will be an attached accessory apartment. The Zoning Board has already approved the rear yard setback. Mr. Vetrano reviewed the floor plan and expansion of the master bedroom. Mr. Perry noted that using the 2nd curb cut temporarily during construction with a flag man is fine. Ms. Rudolph thanked the applicant and their team for being creative and coming up with a good solution with this updated plan. Mr. Vetrano confirmed they will address the Town Engineer's memo and submit complete architectural plans. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

Dennis Dilmaghani, 492 Long Ridge Road – New info since July 2021 Approval

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

Mr. John Kellard, engineer, describe the modifications needed to the prior approval and current Building Permit. Mr. Kellard explained that during construction, the general contractor discovered much more favorable soil conditions than anticipated. Subsequently, they re-applied to the WCDOH and were able to eliminate fill over the septic and also the associated pump system if the 1st floor was raised. They have chosen to raise the elevation of the house and garage 2' which improves the grade of the driveway and will allow them to use a gravity system to service the septic instead of a pump system. They no longer need a large quantity of fill and will modify the storm water drainage to accommodate the changes. MR. Kellard explained these modifications will improve how the house fits on the site, its driveway entry and the septic. They will return to the Water Control Commission

for review of the 2 proposed retaining walls. Ms. Rudolph asked Mr. Pitingaro to revise the resolution approval for the next meeting and Mr. Perry noted he will revise the Building Permit.

**Chris & Whitney Taussig, 9 Great Hill Farms Road
Block 9317, Lot 49.13**

Application to build a 2- story addition to the house, remove and replace stone terrace and build a 1 story addition to 1 barn.

Zoning District: R-3A, Acres 6.224 Previous Meeting: 11/18/21 Site Walk: 11/27/21

Other Applications: Water Control Commission, Zoning Board

Mr. Brad DeMott, architect, explained that they received 4 out of the 5 variances from the Zoning Board. The Zoning Board will review the allowance of the llama and alpaca at their next meeting. He reviewed the existing non-conforming house and noted that he will address all items in the Town Engineer's memo. Ms. Gerri Tortorella, attorney, noted that she has spoken with the Planning Board's counsel, Mr. Joe Eriole and would like to move forward with the house addition and separate the issue with the animals. Ms. Rudolph noted that it's the Planning Board's mandate to uphold the Town Code and led the discussion about the second curb cut. Mr. Perry explained that our Town Code prohibits a 2nd driveway for properties with an accessory apartment therefore if they wanted to use it, it would need a variance. He added that it is ok to separate the addition from the animal variance being requested. Ms. Pitingaro noted that a GML circulation to Westchester County is needed due to the property's proximity to Long Ridge Road. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**Stephen Langelotti, 27 Great Hill Farms Road
Block 9317, Lot 49.10**

Application to make modifications to an existing driveway & residence, construction of a pool, pool house & surrounding patio & terrace space, install pool equipment & a generator, & installation of a stormwater treatment system for the new impervious service. A fence is proposed for around the side and rear of the property & lighting along the common driveway & property.

Zoning District: R-3A, Acres: 3.2 Site Walk: September 2021

Ms. Rudolph noted that the Planning Board walked this site in September. Ms. Gerri Tortorella, attorney, reviewed the interior renovations, changes made to the application and prior concerns noted by the Planning Board. She asked for feedback and guidance from the Planning Board. Mr. Perry explained that the addition of a kitchen - an ability to cook in the pool house makes it an accessory apartment therefore it triggers a larger septic and WCDOH review. Mr. Rich Williams, engineer, noted that the current septic has capacity for 6 bedrooms and there are 5 existing bedrooms. Ms. Tortorella noted that they will speak with the WCDOH.

Mr. Joe Petronas, architect, noted that they scaled down the pool house and reorganized the terraces around the pool. He added that they will address the items in the Town Engineer's memo. Ms. Tortorella pointed out that they have reduced building coverage and the area of proposed work is not visible to neighbors, there are no wetlands or slopes and there is minimal tree removal proposed. The Board discussed the increased setbacks and fence location. Mr. Perry explained that if they are adding a 3rd floor, they will need a sprinkler system. Mr. Perry noted that what is shown on the plans is different than what was discussed and reviewed with him for this application. Ms. Rudolph noted that the Planning Board did walk the property and gave feedback. The applicant has returned with a very similar plan to the prior submission with the pool and pool house still within the supplemental setbacks. She added the Planning Board needs more time to review all the information submitted and asked the applicant's team to address all items in the Town Engineer's memo for the next meeting.

New Business:

Aris Samad-Yahaya, 205 Honey Hollow Road

Block 10526, Lot 9

Application to build a new house at same location as existing nonconforming house.

Zoning District: R-3A, Acres: 2.697 Other Applications: Landmarks, Zoning Board

Prior PB application was withdrawn before Town Engineer review & 1st meeting.

Ms. Rudolph noted that she attended a site walk with the Zoning Board as a courtesy for this application. Mr. Sven Armster, architect, reviewed the proposed plans to build a new house at the same location as the existing, nonconforming, landmarked house. They will return to the Landmarks Commission to un-landmark the house since they discovered problems with the foundation that will not allow them to save 50% of the foundation and fix the current house. Mr. Samad-Yahaya, owner, noted that they are trying to keep the character of Pound Ridge and the current house but just increase the ceiling height. The Zoning Board has approved the front setback variance. The Board discussed what it means to be a Landmarked house in Pound Ridge. Mr. Perry explained that he has spoken with one of the Town's attorneys, Mr. John Loveless, and all you have to do is ask to become an un-landmarked house to the Landmarks Commission. Mr. Armster said they will hire an engineer, address all items in the Town Engineer's memo and go to the Water Control Commission and back to the Landmarks Commission. Mr. Pitingaro noted a GML circulation is needed due to its proximity to a DEP property. Ms. Rudolph said the Planning Board will go on a site walk to the property before the next meeting.

Jennifer Kaplan & Jeff Nadler, 39 Great Hill Farms Road

Block 9317, Lot 49.5-1

Application to build a new gunite swimming pool 20'x40' and spa 7'x 9, concrete retaining walls and terraces, stormwater detention system with associated grading.

Zoning District: R-3A, Acres: 3.318

Mr. Matt Biron, landscape architect, reviewed the plans for a new pool, terraces, drainage plans and septic area. Ms. Rudolph asked for the proposed pool area and terraces to be staked for the site walk.

Other Business: Adoption of the Minutes from the Meeting of January 27, 2022.

Mr. Bria made a motion to approve the Minutes from the January 27, 2022 meeting, Mr. Dow seconded the motion. All members voted in favor. The Minutes were approved as distributed.

Site Walk: The site walk will be Saturday, February 26th at 9am.

Next Meeting: The next Planning Board meeting will be Thursday, March 24 at 7pm.

Ms. Rudolph adjourned the meeting at 9:22pm.

Respectfully submitted,



Christeen CB Dür