

**Town of Pound Ridge  
Planning Board Meeting Minutes  
Thursday, April 28, 2022 at 7pm**

**Attendees:**

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

**Advisors:** 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 7:03pm and noted that it is being recorded.

**Old Business:**

**Misha Rubin, 10 Pheasant Road West (resolution)**

**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    **Previous Meetings: 1/27/22, 03/24/22**    **Site Walk: 2/26/22**

Ms. Rudolph reviewed the resolution and updated plans.

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

**Jennifer Kaplan & Jeff Nadler, 39 Great Hill Farms Road (resolution)**

**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**    **Previous Meetings: 2/17/22, 03/24/22; Site Walk: 2/26/22**

Mr. Matt Biron, landscape architect, reviewed the landscaping plans and said he will discuss more native plants with his clients. He also confirmed there are no exterior lights being added. Ms. Rudolph reviewed the resolution, explained that a common driveway performance restoration bond is needed for this application and asked Mr. Pitingaro to prepare the calculation to determine the amount of the bond. Mr. Pitingaro confirmed the need for the common driveway performance restoration bond and will determine the amount. Ms. Rudolph noted that the property has challenging topographical conditions that contributed to the high lot coverage.

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

**Michael Wolff, 193 Salem Road**

**Block 12063, Lot 5**

Application to build a new pool house, 560sf and remove existing pool shed, 168sf.

**Zoning District: R-2A, Acres: 4.38**

**Previous Meeting: 03/24/22 Site Walk: 04/01/22**

Mr. Joe Potacki, architect, explained that he walked the site with the Westchester Land Trust and confirmed they expressed no concern over this application. Ms. Rudolph requested to see a copy of the conservation easement. Mr. Eriele explained a copy of the easement needs to be submitted before a Building Permit is issued. Ms. Rudolph also explained that they need to document how waste will be managed for the stables. Mr. Perry added that they need to show the dumpster for the horses on the site plan. Ms. Rudolph noted that the application makes sense and she does not expect any issues for the Westchester Land Trust as it appears it complies with the existing agreement. Ms. Wing reviewed the setbacks with the applicant. Ms. Rudolph noted that the shed is now in compliance and asked for a draft resolution to be prepared for the next meeting.

**Pound Ridge Library, 271 Westchester Avenue**

**Block 9820, Lot 36**

Revised application from November 2021 to propose additional site lighting for existing parking, roadway and pedestrian paths. No longer proposing to expand existing parking lot.

Zoning District: R-2A, Acres: 2.818 Previous Meeting: 11/18/21

Site Walk: 11/27/21

Mr. Pietro Catizone, engineer, reviewed the lighting plan including the height and brightness specifications. Ms. Bonnie Schwartz, Vice President of the Library, noted that the lights will be set on timers and turn off automatically. Mr. Pitingaro noted that this is a simple plan but they need to narrow down the exact specifications of fixtures being used. Ms. Rudolph noted receipt of a letter from Ms. Evelyn Carmichael, a neighbor who is concerned about the safety of the driveway entrance that she shares with the library. Ms. Rudolph explained that the driveway is not part of this application but rather an issue for the Library's Board of Trustees to review if they want to submit another application. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**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 & 1<sup>st</sup> meeting.

Ms. Rudolph noted that the Planning Board had 2 site walks for this application. The 1<sup>st</sup> site walk was a preliminary walk as they appeared before the Landmarks Commission and Zoning Board. Mr. Tim Allen, engineer, explained that they have approvals from the Landmarks Commission and the Zoning Board and they wanted to come to the Planning Board to get feedback from the Town Engineer and then will go to the Water Control Commission. Mr. Allen reviewed the site plan to build the new home with a 500sf footprint increase. He explained that materials will be stored off site and they will be keeping the existing well and septic. Ms. Rudolph explained that the School House Road is a private road with an access point and that this existing non-conforming site is not getting worse but rather maintaining the look of the existing Landmarked house that is to be demolished. Mr. Allen pointed out that they have WCDOH approval and said he added drainage information and will respond to the Town Engineer's memo. Mr. Pitingaro noted that the Water Control Commission might want more landscaping information and the site plan does show the importance of the rear entrance. Ms. Rudolph asked for a draft resolution to be prepared conditional on the Water Control Commission approval.

**Kenneth & Alexandra Creed, 246 Honey Hollow Road**

**Block 10527, Lot 1**

Revised application to extend existing house living space, pool and outdoor space. The proposed work includes an expansion of the existing theater room to create a Master Bedroom suite, which cantilevers over the steep slope from the existing structure. There is also an expansion of a current bedroom to create a larger home office. Lastly,

they are proposing a pool with surrounding terrace as well as enclosing the ground space under the current existing building structure to have a recreation room connecting to it.

Zoning District: R-3A, Acres: 3.914      Previous Meeting & Site Walk: August 2021

Ms. Rudolph explained that the applicant postponed their application before having their site walk when they submitted a preliminary application so now a site walk is needed. She noted that the Planning Board does not have an issue with accessory dwelling units. Mr. Kenneth and Alexandra Creed, owners, said they understand the sensitivity of the property and respect the original design. They have purposefully hired Method Design to have a modern home in Pound Ridge. Mr. Reese Campbell, architect, reviewed the plans to eliminate the pool house, enclose the ground floor and noted the additions are secluded from view and grading issues on the site. Mr. Glenn Ticehurst, landscape architect, said they are working on screening around the pool. Mr. Perry noted that this is a much better plan but it is not to code unless the addition is called an Accessory Dwelling Unit because of the ability to cook. He added that by State Code a 3-story building cannot exceed 35', the applicant needs to go to the Zoning Board if the height exceeds 35'. Mr. Campbell said they will respond to all the items in the Town Engineer's memo and clarified that they are not adding a bedroom, they are taking away the family room and expanding the bedroom. Mr. Ticehurst confirmed they will work on their plans and go to the Water Control Commission as well. Mr. Pitingaro noted that a GML circulation is needed due to its proximity to the Town of Bedford Town line.

Ms. Rudolph asked for the area of proposed work 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 Bonforte, consultant, introduced Mr. Sal Jamal, owner and Mr. Scott Parker, Director of Facilities who attended via Zoom. Mr. Jamal provided background on his connection to Pound Ridge as a graduate of Fox lane High School and his Company's plan to build Chestnut Markets, gourmet convenience stores all around Westchester County. Mr. Scott Parker showed 1 picture of a rendering of what the Market will look like at the existing gas station. Ms. Rudolph noted that signs need permits in Pound Ridge. Mr. Perry added that the red signs at the pump and the large sign at the curb were installed without permits. He explained that the applicant has a history of doing work in Town without permits. Mr. Jamal responded that they have made mistakes and apologized to the Planning Board and the Building Inspector. Ms. Wing noted that our Town does not have to agree with or match the prototypes suggested by any company doing business in Town. Ms. Rudolph explained that the applicant needs to correct the work done without permits before any approvals can be considered. She noted their appearance at tonight's meeting is a courtesy, typically those in violation are not allowed to come before any Boards. Mr. Perry did not issue formal violations so they could come and appear before the Planning Board. Mr. Jamal confirmed that he will have the non-permitted work removed and will meet with Mr. Perry.

**New Business:**

**Taylor Deupree & Tina Chan, 63 Old Stone Hill Road  
Block 9817, Lot 58**

Application to build a new 359sf garage, 275 sq. ft. music recording room, and 200 sq. ft. outdoor terrace located next to an existing residence.

Zoning District: R-3A, Acres: 3.05

Mr. Reese Campbell, architect, reviewed the proposed plan to build a new garage and music room above as well as a terrace. He confirmed no rock blasting is needed. Ms. Rudolph noted that they need to go to the Zoning Board to get a setback variance and asked for the area to be staked for a site walk.

**Marc Vandenhoeck & Michele Rudolph, 75 Old Mill River Road  
Block 9824, Lot 36.4**

Application to build a new pool house/accessory dwelling unit structure.

Zoning District: R-3A, Acres: 6.748

**John Bria, Board Chair for this Application**

Ms. Rudolph recused herself from this application. Mr. John Bria is acting Board Chair for this application. Mr. Marc Vandenhoeck, owner and architect, reviewed the plans to building a new accessory dwelling unit and the variance they received from the Zoning Board. He confirmed they will use the existing septic. Mr. Pitingaro reviewed the items noted in his Memo that need to be added to the site plan. Ms. Wing asked about the lighting plan. Mr. Vandenhoeck reviewed the lighting plan and explained that the Accessory Dwelling Unit is far away from the wetlands. Mr. Perry explained that the Zoning Board issued a use variance that allows the applicant to get a setback variance for an Accessory Dwelling Unit and they also received the setback variance. Mr. Bria asked for the area of proposed work to be staked for the site walk.

**Cell Tower Modification Applications:**

**Final Reports from Doug Fishman, Town's Cell Tower Consultant**

**T-Mobile Modification**

**89 Westchester Avenue, Pound Ridge Lions**

T-Mobile is planning to modify their existing equipment by removing 3 antenna, 9 RRUs and 3 feedlines and installing 3 antennas, 3 RRUs and 1 hybrid line.

Town Board Referral: 09/21/21

Doug Fishman's Final Report Received

PB approval is needed before it's sent back to the Town Board for the Special Use Permit to be updated.

**Verizon Modification**

**89 Westchester Avenue, Pound Ridge Lions**

Verizon is planning to modify their existing equipment by swapping 6 antennas, removing 6 RRUs and installing 9 RRUs.

Town Board Referral: 10/5/21

Doug Fishman's Final Report Received

PB approval is needed before it's sent back to the Town Board for the Special Use Permit to be updated.

**Verizon Modification**

**29 Adams Lane**

Verizon is planning to modify their existing equipment by removing 6 antennas, installing 12 antennas and swapping out 9 RRUs.

Town Board Referral: 10/5/21

Doug Fishman's Final Report Received

PB approval is needed before it's sent back to the Town Board for the Special Use Permit to be updated.

Ms. Dür explained the Town's cell tower consultant, Doug Fishman has reviewed all 3 modification applications and provided reports to the Planning Board and Town Board that state all necessary information has been received so they are ready for approval and the Special Use Permits can be updated.

Mr. Bria made a motion to approve all 3 cell tower applications and refer them back to the Town Board so they can update the Special Use Permits, Mr. Knorr seconded the motion. All members voted in favor. The applications are approved.

**Other Business:**

**Adoption of the Minutes from the Meeting of March 24, 2022.**

Ms. Dür tabled the Approval of the Minutes from March until the next meeting.

**Water/Wastewater Task Force Update: David Dow**

Mr. Dow provided an update on the Water/Wastewater Task Force and the letter of support the Planning Board provided as they seek grant funds.

**Comprehensive Plan Update: Rob Knorr and Michele Rudolph**

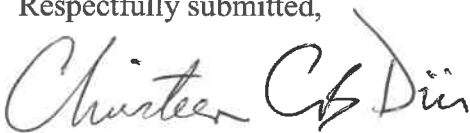
Mr. Knorr and Ms. Rudolph provided an update on the Comprehensive Plan and the various respective committee's work.

**Site Walk:** The site walk will be Tuesday May 3 at 4:45pm.

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

Ms. Rudolph adjourned the meeting at 9:43pm.

Respectfully submitted,

  
Christeen CB Dür