

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, June 23, 2022 at 7pm**

Attendees:

Board Members: Michele Rudolph, AIA, Chairperson
John Bria
David Dow
Gail Jankus
Rob Knorr
Jonathan Stein
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 7:05pm and noted that it is being recorded.

Old Business:

Benjamin Clymer, 223 Westchester Avenue (resolution)

Block 9820, Lot 15.3

Application to build a new single-family residence with an expanded garage. The location of the access driveway will be reconfigured to work with the proposed addition. An individual well and separate sewage disposal system will be installed to serve the new 3-bedroom house. A stormwater infiltration system is proposed to mitigate increase in stormier runoff as a result of the proposed project.

Zoning District: R-2A, Acres: 2.5434

Mr. Peter Gregory, engineer, acknowledged he will address the items from the Town Engineer's memo and reviewed the entrance to the driveway. Ms. Rudolph noted the very nice landscaping plans.

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

Marc Vandenhoeck & Michele Rudolph, 75 Old Mill River Road (resolution)

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. Bria, as Board Chair, reviewed the application. Mr. Pitingaro noted that a common driveway performance restoration bond is needed and he will provide a calculation spreadsheet to determine the bond amount. Ms. Dür noted she will receive the calculation and send it to the applicant and keep the surety bond on file until the project is complete and passes final inspection.

Mr. Knorr made a motion to approve the resolution with a common driveway performance restoration bond, Mr. Dow seconded the motion. All members voted in favor. The application is approved.

**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, noted they have received a front yard setback variance from the Zoning Board and reviewed items from the Town Engineer's memo. He answered questions about the septic, stormwater runoff, grading and plantings. Ms. Rudolph noted the Planning Board's site walk and said this application is straight forward and though the steep slopes are concerning, she appreciates the new building being discreetly tucked into the landscape. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**Rob Knorr, owner, Welcome Homes, applicant, 28 Upper Shad Road
Block 9320, Lot 112**

Application to build a new 3-bedroom house with new driveway, septic system and drilled well and relocating existing driveway for adjacent property.

Zoning District: R-2A, Acres: 2.014

Mr. Knorr recused himself from this application. Mr. Ed Delaney, engineer, reviewed the application and showed how per the Planning Board's request they have rotated the house. He said the DEC has validated the wetlands and pointed out the limit of lawn line. They will be returning to the Water Control Commission on July 13th. Ms. Janice Knorr, neighbor, requested a modest vegetative buffer and asked about lighting. Mr. Delaney explained they have recessed lights only and no lighting on the driveway. Ms. Rudolph and Mr. Pitingaro asked Mr. Delaney to work on the vegetative buffer with Ms. Knorr. Mr. Pitingaro said he has no major issues with application and this home is actually a smaller footprint that what was proposed earlier for this lot. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**Richard Bellis, 10 Miller Road
Block 9318, Lot 1.35**

Application to build an open-air pool pavilion.

Zoning District: R-3A, Acres: 3.815

Mr. James Best, architect, attended via Zoom and reviewed the updated plans. He noted the application has already received Water Control Commission approval. Ms. Rudolph reviewed the noted concerns in the Town Engineer's memo about stormwater runoff and asked for lighting cut sheets to be submitted. Mr. Best reviewed the rain garden design and storm drainage plans. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**Nast Construction Three, LLC, Mike Nast, 265 Stone Hill Road
(requesting site walk feedback, nothing new submitted)**

Block 9817, Lot 3.3

Application to build a new single-family residence, pool, driveway, SSTS & well. This is lot 3 of the previous S & S development. It is noted that the common driveway, stormwater and electric have already been installed.

Zoning District: R-3A, Acres: 6.82

See below next application.

**Nast Construction Four, LLC, Mike Nast, 263 Stone Hill Road
(requesting site walk feedback, nothing new submitted)**

Block 9817, Lot 3.2

Application to build a new single-family residence, pool, driveway, SSTS & well. This is lot 2 of the previous S & S development. It is noted that the common driveway, stormwater, and electric have been already installed.
Zoning District: R-3A, Acres: 4.21

Mr. Rich Williams, engineer, asked for feedback regarding the site walk on both Stone Hill Road applications. Ms. Rudolph discussed the proposed locations for the homes and the areas of trees to be cleared. She asked that the large trees to be saved be noted on the plans and asked about stormwater runoff. Mr. Perry said when the driveway was built stormwater mitigation was done. Mr. Williams explained that he has been in conversation with the DEC about stormwater improvements and they continue to be acceptable. Ms. Rudolph said architectural plans need to be submitted for both applications. Mr. Williams said he will submit such plans and respond to all items in the Town Engineer's memos.

**Jordan Figman & Julia Horn, owners, Welcome Homes, Applicant, 0 Dann Farm Road
(requesting site walk feedback, nothing new submitted)
Block 9457, Lot 5.2**

Application to build a new single-family residence on lot 5.2 of the Simpson Subdivision Plat approved May 27, 2021.
Zoning District: R-3A, Acres: 3.509

Ms. Rudolph explained that Mr. Dave Sessions, engineer, called her to discuss the site walk. He explained to her that the proposed house location was chosen due to its proximity to the neighbor. The footprint of the house is smaller than originally proposed during the subdivision in order to keep as many large trees as possible. Ms. Wing asked to see a tree plan and Mr. Bria said the site needed to be better prepared for the site walk. Ms. Rudolph asked Ms. Dür to schedule another site walk with Mr. Sessions in attendance.

**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, noted the violations on site have been resolved and reviewed the Town Engineer's memo. Ms. Wing noted that the large street sign does not look like a permanent sign. Mr. Eriole noted that the violations have been cleared but the sign is a temporary fix so in order to receive site plan approval there needs to be a permanent sign. Mr. Bonforte showed a picture of the site. Mr. Perry noted that all the items shown in the picture need to be included in the site plan application. The large ice chest, the stack of firewood and cases of water for outside sales all need to be part of the site plan approval and special use permit. Ms. Rudolph explained that the Planning Board needs to review a comprehensive site plan and if approved then the Town Board could opt to update the special use permit. Mr. Bonforte said their full development plan is not part of this application. Mr. Perry pointed out that the picture Mr. Bonforte has shown is not aligned with the application just for propane tanks. Ms. Wing noted that the Planning Board has asked them to clear up any violations, fix the existing shed and clean up the site overall. Ms. Rudolph said the goal is to have a mutually beneficial application process and a survey is a fundamental. Mr. Bonforte said they have hired someone to do a survey and will talk with his client about items discussed at the meeting and the Town Engineer's memo.

New Business:

**Neil Solomon & Selena Shen, 340 Salem Road
Block 10047, Lot 102**

Application to relocate a driveway from South Salem Road to Park View Road and tree removals.
Zoning District: R-2A, Acres: 2.45

Mr. Dean Pushlar, landscape architect, reviewed the plans to relocate the driveway, add a garage door and remove some trees. Mr. Perry explained that crossing the buffer by relocating the driveway is the reason they are before the Planning Board and that the permit will come from the highway department if approved. Mr. Pitingaro asked the applicant to review the proposed driveway entrance to move it further away from South Salem Road to improve safety. Ms. Rudolph asked that Mr. Pushlar call Mr. Vinnie Duffield, Superintendent of the Highway Department before the site walk to find out if they have any issues with the relocation and have the area staked for a site walk.

**Laureen Barber, 66 Fancher Road
Block 9821, Lot 2 and 3**

Lot Line Change Application to combine lots 2 and 3.
Zoning District: R-3A, Acres: 10

Mr. Peter Gregory, engineer, reviewed the application to merge the 2 lots. Ms. Rudolph asked what is the advantage for the family to have the 2 lots merged. Mr. Gregory noted that he is new to the application and still discussing it with the owners. Ms. Rudolph said they need to consider the implications of merging the lots. Mr. Knorr noted that if the lots are merged they would be limited to 1 well. Mr. Perry noted that in addition to the limit to 1 well that they would be subject to more zoning regulations and they would have to get site plan approval if they want to change the access location. Mr. Perry questioned the benefit for the owners to merge the lots. Ms. Wing said there does not seem to be any concerns from the Planning Board at this time just a concern about the future development. Mr. Pitingaro noted that if the lots are merged they would be subject to new zoning regulations since the subdivision was done. Mr. Gregory said he will discuss it with the owners to find out if they want to move forward with the application.

**Patrick & Kanthimathi Morrissey, 14 Old Pound Road
Block 9820, Lot 29.2**

Application to build a swimming pool.
Zoning District: R-2A, Acres: 2.697

Mr. Edward Figura, landscape architect, reviewed the plans for a pool sitting on a lawn and its equipment. A letter from Ms. Evelyn Carmichael, a neighbor, asked that the Planning Board make sure all the setbacks are met and that the application has reasonable coverage. Ms. Rudolph said that since the pool would face the neighbors that they incorporate sound reducing fabric near the pool equipment. Ms. Wing reviewed the Code Conformance Worksheet and Mr. Pitingaro review items from his memo. Ms. Jankus asked them to review their screening with their neighbor. Ms. Carmichael attended the meeting via Zoom and asked to have a metal deer fence pole removed and asked for the buffer to be maintained as it is currently overgrown. Ms. Rudolph noted that no lighting is proposed and asked for the area of proposed work to be staked for the site walk. Mr. Figura noted Ms. Carmichael's concerns and will prepare the area for the site walk.

**Emily & Kristopher Konrad, 101 Barnegat Road
Block 9457, Lot 1.9, Landmarked House**

Application for a renovation and additions to an existing single-family residence built circa the 1880s. 20th century alterations are being removed and replaced with additions that are in keeping with the historic style, materials and character of the original house.
Zoning District; R-3A, Acres: 2.204

Mr. Craig Intinarelli, architect, reviewed the plans to remove the additions that were made to this 1880s home over the years. They will remove the dormers and copy a drawing from 1932 to highlight the historic features of the house. He explained they will tear down the garage, remove the gazebo, and build a new 3 car garage. The

complete work will be adding 500sf to the building coverage and 60sf to the lot coverage. He explained they are waiting to receive their Certificate of Appropriateness from Mr. Ed Forbes of the Landmarks Commission. Mr. Intinarelli reviewed the proposed elevations and will be adding to the 2nd floor for a cleaner, historic style and better functionality. The septic will be maintained as they are keeping the home to 4 bedrooms and the only proposed lights are on the porch. Mr. Kristopher Konrad, owner, provided some history on the home. Mr. Pitingaro said a GML 2339 circulation is needed and the easement on the common driveway will need to be updated. He added that the stormwater mitigation plan will also need to be updated. Ms. Rudolph said the Planning Board will visit the site to understand all the changes and review the existing driveway access points.

Other Business:

Adoption of the Minutes from the Meeting of April 28th, 2022

Ms. Wing made a motion to approve the Minutes from the April 28, 2022 meeting, Mr. Knorr seconded the motion. All members voted in favor. The Minutes were approved as distributed.

Adoption of the Minutes from the Meeting of May 26, 2022

Mr. Bria made a motion to approve the Minutes from the May 26, 2022 meeting, Mr. Stein seconded the motion. All members voted in favor. The Minutes were approved as distributed.

Site Walk: The site walk date will be scheduled next week.

Next Meeting: The next Planning Board meeting will be Thursday, July 28th at 7pm.

Ms. Rudolph adjourned the meeting at 8:56pm.

Respectfully submitted,


Christeen CB Dür