

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, September 22, 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
Jim Perry, Building Inspector
Jason Pitingaro, Town Engineer

Staff: Christeen CB Dür, Administrator

Called to Order: Ms. Rudolph called the meeting to order at 7:02pm and noted that it is being recorded.

Old Business:

Robbyn Sockolow, 20 Threshing Rock Road

Block 9818, Lot 1.45

Application to build a 12' x 17' sun room addition and a 4' x 14' width expansion for the front portico.

Zoning District: R-3A, Acres: 4.521

Mr. Paul Potter, contractor, reviewed the updated plans that addressed items from the last memo from the Town Engineer. He noted that he has applied to WCDOH for approval to move the septic. Mr. Potter reviewed the setbacks and building envelope established during the subdivision approval. Mr. Pitingaro said he spoke with Mr. Potter to resolve any outstanding issues. Ms. Rudolph thanked Mr. Potter for addressing the Town Engineer's concerns and asked for a draft resolution to be prepared for the next meeting.

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 updated site plan. He explained that the Landmarks Commission has approved the renovations and the applicant has received a variance on 1 shed but a 2nd shed will be removed. Mr. Intinarelli reviewed the updated Code Conformance Worksheet. He noted that with the removal of 1 shed and removing the gravel driveway the application is now under the threshold for lot and building coverage for Planning Board site plan approval. Ms. Rudolph said she is glad to hear about the removal of the gravel driveway and that it will be replaced with mulch that will maintain the historic look of the property. Mr. Perry confirmed that the application no longer needs Planning Board approval. The application has been withdrawn.

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

Mr. Knorr recused himself from this application. Ms. Geri Tortorella, attorney, reviewed the updated site plan that has reduced the lot coverage and building coverage therefore reducing the change in increased setbacks. She noted 1 walkway, 1 retaining wall and covered terrace has been removed and the driveway circle and walkway have been reduced. Ms. Tortorella reviewed the 2 lights at the entrance and low-level path lights at turning points and increased their plantings. Ms. Rudolph thanked Ms. Tortorella for reviewing the updates and appreciated the movement to reducing to coverage. She said the Planning Board appreciates there is progress albeit incremental on lot coverage and slightly better on building coverage but overall the design remains largely unchanged. Ms. Rudolph explained that (although) the applicant has support from the neighbors, the property is not on a main road but rather at the end of a shared driveway and no blasting is proposed. However, the application still puts the Planning Board in an awkward position based on both lot and building coverage. The scope of the work is to expand the existing house and driveway and build a pool house. She noted the lot does not have any topographical limitations and 1/3 of what is proposed is still within increased minimum setbacks. The Board discussed the possible implications of such development on well water. Mr. Stein asked about the length of the driveway that should be included in the coverage calculation and that the neighbors will need to approve any changes to the common driveway such as lighting. Mr. Langelotti said lighting is being added to the driveway for safety and that all of the exterior lighting will be on timers and dark sky compliant. Mr. Perry observed that the proposed lighting on the common driveway is not on the Langelotti's property and will require a separate application.

Ms. Tortorella said it is difficult to translate the what and why of the application that is not acceptable. Ms. Rudolph said this application is not aligned with Planning Board guidelines and the values of the Town's Comprehensive Plan. She explained that the application is here due to lot coverage and the proposed worked is within setbacks. Ms. Tortorella said the applicant has made a lot of compromises and the Planning Board has not proven the harm to the community by approving this application. She noted the goal of a mutually beneficial application but does not believe the Planning Board has done their part to make it mutually beneficial.

Mr. Eriole said legally approving this application as is would create a standard that if neighbors are ok with something but goes against Town Code, then the Town Code means less. The Town Code expresses for the Town what development parameters should be and numbers this high gives the Planning Board reason to pause in how this would impact applications going forward. The Board continued to discuss the lot coverage. Ms. Tortorella said the Planning Board needs to consider the owner's ability to enjoy the property with a functioning pool and pool house to reach the maximum recreational benefits of your own house. She expanded that the pool is a destination and this layout is for maximum safety while meeting the needs of the septic. Ms. Tortorella said there is no need to justify what they want to do as they are not seeking a variance- this is an issue of private property rights. Ms. Rudolph said the Comprehensive Plan reminds us that our community is 100% dependent on well water and our aquifers feed into regional water supplies. The disproportionate level of development could foster use of fertilizers and pesticides adversely impacting water quality. The Planning Board does have discretion with site plan approvals and aggressive applications such as this one. Ms. Wing said this application presents a coverage issue and it is the Planning Board's job to uphold the Town Code. She does not see the compelling reason why the applicant wants such coverage and noted that the increase minimum setbacks are the setbacks that the Planning Board has to respect. Ms. Wing wants to preserve the rural character of our Town. Mr. Bria noted the need to fit the proposed work within the increased minimum setbacks.

The Board discussed the pool location. Mr. Langelotti explained that the location is for safety, does not require a lot of grading it is suitable for stormwater reduction. He noted that if he put the pool closer to the house more grading would be needed and he wants the separation for safety. He added that moving the pool location only harms him and his family and no one benefits. The Board discussed the pool house. Mr. Perry noted that if you removed the kitchen from the pool house than it's not an apartment but just an accessory building and then the applicant does not have to lose a bedroom in the main house. Mr. Langelotti said he believes we can find a middle ground but feels he is being punished for having such a buildable lot. Ms. Rudolph said the Planning Board's job is to uphold the Town Code and the Town's Code is an expression of our common values. Ms. Wing explained the increased minimum setbacks are based on the amount of development which is a choice. Ms. Rudolph noted that the application has improved but the pool house is still within the supplemental setbacks and the coverage is driving those setbacks. Mr. Langelotti said this application does not back you into a corner with other applications and his application has been approved by his current neighbors. Ms. Jankus noted that neighbors change. Mr. Bria said he is not happy with the intrusion of the setbacks.

Ms. Rudolph said they have made some nice changes to trim coverage but if they could look again to see where else they can trim to help with the increased minimum setbacks and look again at lighting and pool house location. Mr. Pitingaro pointed out that a reduction of 1% would reduce the setback category they are currently in. Mr. Langelotti said he has spent a lot of hours and resources over 7 drawings but they will look again and come back with an updated site plan. Ms. Rudolph thanked Mr. Langelotti for attending and talking directly to the Planning Board.

New Business:

Philip & Ronnie Brachman, 79 Indian Hill Road

Block 9820, Lot 23.4-9

Application to build a shade pergola attached to existing building and extend the driveway.

Zoning District: R-3A, Acres: 6.019

Mr. Louis Fusco, architect, reviewed the plans for a pergola and the existing walkways. Ms. Rudolph discussed the Code Conformance Worksheet and what needs to be included in the coverage calculations per the Town Code. Mr. Fusco said the applicant will improve the gravel driveway, is looking to provide some shade and will keep the botanical garden and wooded area. He said their 2 lots have been merged since the subdivision. Ms. Rudolph noted there were limitations to the development of these lots established during the Old Pound Estates Subdivision and a site walk will be scheduled.

Joe DiPietro, Chubby's Hardware, 68 Westchester Avenue

Block 9320, Lot 64

Application to build a 24' x 32' addition to existing storage building behind Chubby's Hardware similar in style to existing storage building.

Zoning District: PB-A, Acres: .5

Mr. Joe DiPietro, owner, reviewed his plan to expand storage for the store he owns with his sister by adding a storage shed. Ms. Rudolph said a survey and more details are needed. Mr. Pitingaro asked to see the building envelope on the site plan. Mr. Perry noted that this application will also go before the Water Control Commission and since this is a commercial application within the Business District so the Code Conformance Worksheet does not apply as it does with residential applications within Residential Districts. Ms. Rudolph said a site walk will be scheduled.

**Jonathan Roggen and Jane Kim, Scofield Road
Block 10263, Lot 60**

Application to build a new 3-bedroom home with a new septic system, drilled well, drainage and driveway.
Zoning District: R-3A, Acres: 2.21

Mr. Matt Gironda, engineer from Welcome Homes, reviewed the plan for a new home and submitted the application for a new septic with WCDOH. He said there are no wetlands or steep slopes on the property. Mr. Peter Spiegelman, neighbor at 171 Salem Road asked about a driveway during construction. Mr. Gironda said the extra curb cut will be used during construction only. Mr. Perry noted that the chicken coop needs to come down, the owners agreed. Mr. Pitingaro noted that a GML circulation is needed due to its location near a State road. Ms. Rudolph said a site walk will be scheduled.

Other Business:

Informal Review for Feedback on Concept- No review by the Town Engineer

**John Roa and Candice Milano-Roa, 86 Cross River Road
Block 11824, Lot 1.1**

Preliminary review of potential application to connect the accessory structure to the main residence, build an addition to the rear of the main residence, a pool pavilion, a free -standing garage and other site work.

Ms. Geri Tortorella, attorney, explained she is representing the owners who are looking for feedback on their application before submitting a complete application for the Town Engineer's review. She reviewed the plans to connect an accessory structure to a main residence and build an addition, a pool pavilion and garage while maintaining the historic nature of the property. Ms. Tortorella noted the property has an old farm road on it as well. Mr. Perry said the Town used to own that road but gave it to the prior owners during the subdivision process. Ms. Tortorella said an updated survey is being done so they can submit a complete site plan. She reviewed the Code Conformance Worksheet which excludes the common driveway and the old right of way since you need the right of way to get to the driveway. Mr. Perry agreed. Mr. Bria asked if the owners planned on keeping the tennis court. Mr. Roa, owners, said they will keep and use the tennis court. Ms. Rudolph thanked the applicant for coming for an informal review and appreciates their effort to keep the special , historic nature of the property. She noted it is an oversized lot but asked the owners to review the size of the pool pavilion. Ms. Rudolph said the Planning Board is happy to go on a site walk as part of this informal review and asked for the pool pavilion to be staked.

Pound Ridge Fire District: Informal Presentation

Peter Gallagher, Chairman, Board of Fire Commissioners

Mr. Peter Gallagher, Chairman of the Board of Fire Commissioners, reviewed the plan to expand the existing Pound Ridge Fire House. He explained that this is a discussion and he would like to work in collaboration with various stakeholders in Town and public hearings will be done by the Fire District as lead agency. He noted the last update was in 1991. Mr. Gallagher reviewed the existing building and the needs of newer equipment and trucks. He said the current facility will continue to be operational during construction and there will not be any changes to the septic. The full presentation is attached to these Minutes. Ms. Rudolph thanked Mr. Gallagher for the outreach to collaborate and for his time presenting the full plan to the Planning Board.

Adoption of the Minutes from the Meeting of July 28, 2022

Ms. Jankus made a motion to approve the Minutes from the July 28, 2022 meeting, Mr. Knorr 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, October 27 at 7pm.

Ms. Rudolph adjourned the meeting at 9:55pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Christeen CB Dür". The signature is written in a cursive style with a large, sweeping "D" at the end.

Christeen CB Dür