

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, October 27, 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 7:05pm and noted that it is being recorded.

Old Business:

Robbyn Sockolow, 20 Threshing Rock Road (resolution)

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

Ms. Rudolph reviewed the resolution and no additional questions were raised.

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

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. Ed Delaney, engineer, reviewed the changes to the site plan based on the feedback from the last meeting and site walk. They moved the house back 15' away from the road and added screening to the driveway. Mr. Delaney noted that all the stormwater tests went well and they received WCDOH approval. He said they have approval for a 4-bedroom home but the home will only be 3 bedrooms. Mr. Delaney said they will add a note about the old driveway not to be used and they are shifting the driveway to save a tree. Mr. Andrew Vaccarello, Welcome Homes, noted they will remove the existing fence on the lot. Ms. Rudolph thanked the applicant for being so responsive to the Planning Board's concerns and the Town Engineer's memo and asked for a draft resolution to be prepared.

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: 5.68

Mr. Louis Fusco, landscape architect, noted the owners merged 2 lots and reviewed the site plan for the proposed pergola. He explained that the landscaping and rocks will remain. Ms. Rudolph noted all of the hardscape and asked if the accessory driveway will be used. Mr. Fusco confirmed that the old driveway will be naturalized with plantings and not used. Mr. Perry noted that the fence is non-compliant and was installed without a permit. He explained that he has spoken with the landscaper and although the landscaper said the fence was 30' back since it is over 4' in height, the site plan does not show it 30' back. Mr. Eriole confirmed any approval would be conditional on rectifying the violation. Ms. Rudolph encouraged the applicant to add screening to the fence. Mr. Fusco said they will do whatever needs to be done to rectify the situation. Mr. Perry said either the site plan needs to be corrected or if it is not actually 30' back they can move the fence or apply for a variance from the Zoning Board. Mr. Brachman said the location of the fence can be wrong on the site plan but it will be corrected either way. Ms. Rudolph asked for a draft resolution to be prepared.

New Business:

**Jeffrey Skiba & Colleen Moore, 48 Horseshoe Hill Road
Block 9452, Lot 116**

Application to build a 2 -bedroom, 1 -bathroom accessory apartment 32' x 34'.

Zoning District: R-2A, Acres: 2.55

Ms. Colleen Moore, owner, introduced the plan for an accessory apartment on the property for her mom. Mr. Andrew Kuzmich, engineer, and Mr. Kevin Moore, builder, reviewed the site plan for the 2-bedroom accessory apartment. Mr. Perry noted that the basement was finished without permits therefore they need to legalize the basement. Once they legalize the basement then they can include it in the calculation for the actual overall square footage of the primary residence which is needed for this application. Mr. Perry explained that the square footage for the accessory dwelling unit cannot exceed 1/3 of the square footage of the primary residence. In addition, Mr. Perry explained in section 113-39 of the Town Code, it states that "accessory apartments" are permitted in accessory buildings existing as of January 1, 2023 and since this proposed apartment would not begin to be built before that date, a variance would be needed by the Zoning Board. Mr. Bria suggested the applicant review the option for an addition. Ms. Rudolph expressed concern that the screened in porch is proposed on a steep slope. Mr. Pitingaro suggested rotating the accessory apartment. Ms. Moore said they do not plan on adding any parking as of now. She said they appreciate the Planning Board's feedback and will review their suggestions. Ms. Rudolph asked for the area of proposed work to be staked for the site walk.

**Kevin Gan, Oberon Foundation
314 Stone Hill Road, Block 9816, Lot 74**

Application to build a 1,200 sq. foot accessory structure for at least 1 artist at a time for 3 to 4 months or longer depending on the artists' needs. The Property and Art Studio will be used strictly by the residents involved in the Artists in Residency Program.

Zoning District: R-3A, Acres: 4.452

Mr. Jacob Amir, attorney, explained this application is for an artist's studio for an extended residency program that promotes artistic development, not a revolving door program. Mr. Kevin Gan, founder of the Oberon Foundation, introduced himself and his husband Ben, and their mission to create a space for artists to create their work. He said it is their goal to have a studio that compliments nature. Ms. Dimitra Tsachrelia, architect, reviewed the plans for the studio and the existing driveway. Mr. Amir confirmed the applicant owns 4 contiguous lots but only 1 lot is under the name of Oberon Foundation. Mr. Gregory said soil testing needs to be done and they will develop a stormwater plan. He said a new well is needed for the bathroom in the studio that is separate from the house. Mr. Perry noted this application is also going before the Water Control Commission and an easement

already exists for the driveway since it had separate owners in the past. Ms. Rudolph noted concern about the impact to the neighbors and how the studio will be used but a site walk will help especially to see the driveway and layout for the property. Ms. Rudolph asked for the area of proposed work to be staked for the site walk.

Minutes Approval:

Adoption of the Minutes from the Meeting of September 22, 2022

The Minutes approval has been postponed until the next meeting to allow the Planning Board more time to review them.

Other Business:

Executive Session: Legal Matter

Ms. Rudolph made a motion to move into an executive session to discuss a potential legal matter, Ms. Wing seconded the motion. All members voted in favor.

Ms. Rudolph returned to the public meeting once the executive session concluded.

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

Next Meeting: The next Planning Board meeting will be Thursday, November 17th at 7pm. The meeting will be on the 3rd Thursday instead of 4th Thursday due to the Thanksgiving holiday.

Ms. Rudolph adjourned the meeting at 9:15pm.

Respectfully submitted,


Christeen CB Dür