

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, November 17, 2022 at 7pm**

Attendees:

Board Members: Michele Rudolph, AIA, Chairperson
John Bria
David Dow
Gail Jankus
Rob Knorr
Jonathan Stein

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. Ms. Rebecca Wing was unable to attend.

Old Business:

Jonathan Roggen and Jane Kim, Scofield Road (resolution)

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

Ms. Rudolph reviewed the resolution. Mr. Pitingaro confirmed all engineering issues have been addressed and an existing fence is being removed.

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

Philip & Ronnie Brachman, 79 Indian Hill Road (resolution)

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

Ms. Rudolph reviewed the resolution and noted that it is a conditional approval per the existing fence. Mr. Pitingaro explained that the existing fence needs to be moved 30' back or it needs to receive variance from the Zoning Board of Appeals. Mr. Fusco confirmed they will address what is necessary for the fence to be compliant.

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

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

Ms. Rudolph noted the area of proposed work was reviewed during the site walk. Mr. DiPietro confirmed the garage doors for the expansion will be facing the rear of the property. Mr. Pitingaro said Mr. DiPietro needs to confirm the location of the septic. Ms. Rudolph said the Planning Board needs to be consistent with all businesses and is trying to support the ongoing effort to improve the pedestrian experience in the Business District. She acknowledged that Chubby's seems to utilize sidewalk marketing but wondered if the additional shed storage will relieve some of the pressure on putting the products beyond the property line. Mr. DiPietro said he wants to help with that effort and will add more plantings to the area along the sidewalk. Ms. Rudolph asked that Mr. DiPietro consider removing the products along the sidewalk. Mr. DiPietro said he does mulch the area along the sidewalk and maintains it. Mr. Pitingaro suggested a cultec system be utilized and asked for a note about any lighting on the site plan. Mr. Fusco said they will provide more information about the septic and drainage and update the site plan.

**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

Other Boards: Water Control Commission

Ms. Rudolph noted the area of proposed work is on a flat area as observed during the site walk. Mr. Jacob Amir, attorney, reviewed the layout for the accessory building and the tree maintenance plan. Ms. Rudolph asked about the nature of the artist residency program and use expectations by the artist. Mr. Gan, owner, said it is open ended and artists will not be selling or leaving their artwork at that property. Mr. Amir noted the Oberon Foundation is a private, nonprofit foundation so people can donate to it but the studio is only for non-commercial use. Mr., Pitingaro reviewed items from his memo and said they need more information regarding the roof and sewage disposal. Mr. Peter Gregory, engineer, said they are on WCDOH's schedule to pick a location for the septic that will replace the existing cesspool. He added that they will be scaling down the paved area. Ms. Rudolph said the application has good under threshold numbers in regards to lot and building coverage and the Planning Board is supportive but it is not ready for a draft resolution. Mr. Pitingaro noted a GML circulation is needed.

**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 Other Boards: Zoning Board

Ms. Rudolph noted the Planning Board had their site walk to the property and expressed concern over the steep slope. Mr. Andrew Kuzmich, engineer, said they have added erosion control elements to the site plan so that it can be built without a negative impact to the slope. He added that the steep slope is manageable and the current layout allows for the accessory apartment to have independence from the main house. Mr. Pitingaro reviewed items from his memo. He highlighted that more erosion control including details about the cultec installation and soil testing are needed. Ms. Rudolph noted that the current layout creates a difficult situation in that the deck does not have to be over the steep slope. The Planning Board's primary concern is the stability and environmental impact of the building on the steep slope. Ms. Colleen Moore, owner, said they would like to have privacy for both households. Mr. Perry recommended a covered porch that can be shifted towards the house. Mr. Kevin Moore, builder, said the roof will drain towards the front and not impact the steep slope. Mr. Kuzmich, engineer, said they are currently applying to the WCDOH. Mr. Perry noted they are currently working to make the lower level in the main house code compliant. Ms. Rudolph said the applicant needs to come back with more engineering details and they need to go to the Zoning Board of Appeals due to the deadline for accessory

apartments currently in the Town Code. Mr. Perry confirmed they do need to go to the Zoning Board and highlighted that if they remove the porch they no longer have an issue with the steep slope.

**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. Gerri Tortorella, attorney, reviewed the revisions to the site plan and updated information submitted. She noted a stenographer in the room per the applicant's request. Ms. Tortorella noted they have reduced the size of the pool house and shifted the pool and pool house closer to the house. They have reduced lot and building coverage therefore modifying the increased minimum setbacks and moved further into the building envelope. She noted how the applicant has been responsive to the Planning Board's concerns. They have eliminated the common driveway lights and condensed the lighting to within the main part of the property. The lights are soft LED lights with timers therefore they are dark sky compliant and responsive to the Planning Board and neighbors. Mr. Pajonas, landscape architect, reviewed all light locations and fixtures.

Ms. Rudolph thanked the applicant for moving the pool and pool house and noted the proposed work is less into the increased minimum setbacks. She also noted the incremental reduction of building coverage by 2% and lot coverage by 1% and that the long driveway is outside of their control. Ms. Rudolph said the Planning Board is very pleased to see all the lighting removed on the driveway. Mr. Stein agreed with Ms. Rudolph's comments and thanked the applicant for their responsiveness. He noted that the coverage remains high but it is a hidden lot and they have their neighbors' support as well. Ms. Rudolph said this remains a substantial ask for the Planning Board for a 3.2-acre lot however she acknowledged the responsiveness by the applicant to the Planning Board's concerns by reducing the overall scope of the work, improving the vegetative buffer, reducing lights, obtaining neighbor support and acknowledged its location at the end of a common driveway. Mr. Eriole noted that Ms. Rudolph summarized all the distinctions to this application and the mitigations by the applicant so this does not set a precedent for future applications. Ms. Jankus noted that as a past member of the Conservation Board she has a different point of view and has concerns about all of the development on Great Hill Farms Road. Ms. Rudolph acknowledged Ms. Jankus' concern and asked for a draft resolution to be prepared.

New Business:

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

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.

Last meeting was an Informal Review and they had preliminary site walk.

Zoning District: R-3A, Acres: 4.55

Ms. Gerri Tortorella, attorney, noted that this application had an informal review and site walk by the Planning Board. She reviewed the existing old, private road and survey. Ms. Tortorella said the addition is on the back of the house to allow the house to connect to the cottage. She reviewed the open-air pool pavilion, stormwater improvements, landscaping and lighting plans. Ms. Tortorella said Ms. Diane Devore, landscape architect, developed the plan but is unable to attend. In the interest of full disclosure, Ms. Rudolph noted that she has worked with Diane Devore in the past. There were no objections from Planning Board or the applicant for Ms. Rudolph

to continue as Board Chair for this application. Mr. Perry confirmed the applicant currently has a permit to resurface the existing tennis court and for interior renovations as they are not changing the footprint of the house. Mr. Ira Grandberg, architect, noted they will be adding a fence around the property and discussed lighting. Mr. Perry noted what is needed around the pool to meet State code requirements. Ms. Candice Milano- Roa, owner, acknowledged they want to make sure the pool is safe as well. Ms. Rudolph said more information is needed on the lighting including cut sheets. Ms. Tortorella confirmed no trees are being removed and there is no change to the bedroom count. She reviewed the building and lot coverage and increased minimum setbacks and noted that the Code Conformance Worksheet will be updated. Ms. Rudolph thanked the applicant for being respectful and said the site walk was helpful. She noted that although the numbers are concerning, this is an oversized lot with that includes an old, private road. Mr. Perry said the old road is the old Post Road and the tennis court and pool are existing. Mr. Pitingaro said a GML circulation is needed for the DEP. Ms. Rudolph said it is important to identify the unique qualities of this property. Mr. Pitingaro answered questions about items listed in his memo. Ms. Tortorella reviewed the property line, right of way to the cemetery and noted a future garage is already included in the numbers. Ms. Rudolph said more information is needed on lighting, the fence and landscaping plans. She noted that if you remove the old road it brings the lot coverage number to 154% for this oversized lot. Ms. Rudolph said the applicant can move forward with construction documents but the application is not ready yet for a draft resolution.

Minutes Approval:

Adoption of the Minutes from the Meeting of September 22, 2022 and October 27, 2022

Mr. Jonathan Stein made a motion to approve the September 22, 20022 Minutes. Ms. Jankus seconded the motion. All Board Members voted in favor. The Minutes are approved as distributed.

Mr. John Bria made a motion to approve the October 27, 2022 Minutes. Mr. Dow seconded the motion. All Board Members voted in favor. The Minutes are approved as distributed.

Other Business:

Calendar of Meetings: Ms. Dür distributed the Calendar of Meetings for 2023 and asked the Board Members to review the dates and get back to her with any concerns or conflicts.

Zone Text Amendment: Ms. Rudolph noted that she expects the Zone Text Amendment to be on the January 10th Town Board Agenda. She would like Mr. Pitingaro to work with Mr. Eriole on a case study to illustrate the update to clarify our Town Code. She would like all Planning Board Members to attend the Town Board meeting.

Next Meeting: The next Planning Board meeting will be Thursday, December 22 at 7pm.

Ms. Rudolph adjourned the meeting at 8:52pm.

Respectfully submitted,



Christeen CB Dür