

**Town of Pound Ridge  
Planning Board Meeting Minutes  
Thursday, December 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 7:05pm and noted that it is being recorded. Mr. Eriole attended the meeting via Zoom.

**Old Business:**

**Stephen Langelotti, 27 Great Hill Farms Road (resolution)  
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. Rob Knorr recused himself from this application. Ms. Rudolph reviewed the draft resolutions prepared. Ms. Gerri Tortorella, attorney, said the applicant agrees with the resolution that calls the pool house an accessory dwelling unit. Ms. Rudolph explained that the Town Board needs to decide on whether to extend the deadline for Accessory Dwelling Units (“ADU”) or eliminate the date altogether in the Town Code. They are expected to decide in early 2023 therefore any Planning Board approved accessory dwelling units can’t be processed through the Building Department until the Town Board decides. Ms. Tortorella reviewed the language in the resolution that states no further expansion is allowed because any expansion would have to come back to the Planning Board anyway. She noted that including it prevents the applicant from even coming back to the Planning Board and that is unreasonable. Ms. Rudolph said it is needed because we want it to be clear that this was not an easy application for us to approve. She stated that this application began with the applicant questioning the 75’ deeded setback and the building envelope on this lot established by a previous Planning Board and we want it to be clear that this was a very difficult application and decision for this Planning Board. Mr. Eriole said this is a way for the Planning Board to let this owner or any future owner know that this application is the maximum in regards to coverage that the Planning Board is comfortable with for this lot.

Ms. Tortorella and Mr. Eriole discussed specific language to be used in the Resolution. Mr. Pitingaro read the updated language to be included in the resolution and on the site plan, “A notation prohibiting any further expansion of the footprint of the residence or pool house without the express authorization of the Planning Board;

and A notation prohibiting any addition of new lot coverage beyond that which would be created from the Proposed Action without the express authorization of the Planning Board.”

Ms. Dür confirmed that Mr. Pitingaro will determine the amount needed for the Common Driveway Performance Restoration Bond. Mr. Perry reminded everyone that the Town Board will need to update the Town Code regarding allowing ADUs before he can issue any permits for this application or any other ADUs. Ms. Tortorella said they understand a common driveway performance restoration bond is needed but it should be noted that the common driveway needs repair anyway and currently is in a serviceable condition not a perfect condition. She said she is also aware of the action needed by the Town Board to either update the Town Code about allowing ADUs or a possible variance will be needed. Mr. Perry said the Zoning Board will not be approving use variances so the Town Board will have to update the Town Code.

Mr. Jonathan Stein made a motion to approve the application with the updated language discussed to be included on the site plan and in the Resolution, Mr. Dow seconded the motion. Ms. Rudolph, Ms. Wing and Mr. Bria voted in favor of the application, Ms. Jankus opposed. 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

Mr. Joe DiPietro, owner, noted they have located the septic from original drawings from the 1940s. He reviewed the landscaping and lighting plans. Ms. Rudolph acknowledged his business’ needs for more storage and appreciated the landscaping plan. She asked if he could also add some landscaping along the side wall which Mr. DiPietro agreed to do. Mr. Pitingaro reviewed the updated information including the septic.

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

**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. Tortorella, attorney, reviewed the additional details submitted to the Planning Board but noted there were no substantial or major changes. She said the landscape architect has spoken with Mr. Perry regarding the fence required. They have consolidated all information onto 1 site plan and WCDOH is considering the update to the septic as a repair. Ms. Tortorella said she has reviewed all information regarding the Old Cross River Road and said due to the subdivision the Town gave it back to the owners at the time, therefore the Roas own it now. Mr. Perry noted that the prior owner did not want that road back so it is not fair to include it as coverage.

Ms. Rudolph noted that this is an oversized lot which is a factor that was considered during the review process. She asked for lighting cut sheets to be submitted and any other outstanding items per the Town Engineer’s memo. Ms. Rudolph asked for a draft resolution to be prepared.

**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

Mr. Kevin Moore, builder, said they have revised the Accessory Dwelling Unit (“ADU”) and removed the screened in porch over the steep slope. Ms. Diane Weiss, a neighbor at 24 Blacksmith Lane, said her property abuts this property and she is concerned with having a 2<sup>nd</sup> building such as this ADU on their 2-acre lot. Ms. Rudolph noted that this application is compliant with the Town Code and our Town does support ADUs. Ms. Sedef Orsel, a neighbor at 22 Blacksmith Lane, said she is concerned about the construction and flood lights. Mr. Jonathan Weiss, a neighbor at 24 Blacksmith Lane, said he is concerned about their dogs, the noise and the lighting coming from their property. He would like to know the process to block this project and protest it. Ms. Rudolph explained that this application complies with Town Code. She said the applicant is like any homeowner who has a right to build on their property within the regulations in the Town Code. Ms. Rudolph explained the Planning Board and the Town Engineer has considered all concerns throughout this process as they do in all applications. She said she understands their concern about it being a 2-acre lot and the applicant has moved the ADU closer to the primary residence and does not have any flood lights. Ms. Rudolph said ADUs are a way to provide valuable housing in our Town. She added that we have a wonderful Building Inspector in Jim Perry who will be monitoring the construction as he does for all projects. Mr. Perry reminded everyone that this application will also have to wait for the Town Board to update the Town Code to allow for any future ADUs to be permitted. Mr. Stein thanked the applicant for being responsive to the Planning Board’s concerns.

Ms. Rudolph agreed that the steep slope is no longer an issue and asked for a draft resolution to be prepared.

**New Business:**

**Jan Gajdos, 515 Long Ridge Road**

**Block 9317, Lot 63**

Application to build a new 5-bedroom house, driveway and pool.

Zoning District: R-3A, Acres: 2.0

Mr. Rob Knorr recused himself from this application. Mr. Lou DiLeo, architect, reviewed the existing cottage and driveway and the plans to build a new home behind the cottage with another driveway. He said he will review and address all the items in the Town Engineer’s memo. Ms. Rudolph said they will need to update their plans as a few things are missing. They need to note increased minimum setbacks, the vegetative buffer, grading info and they need to reduce it to 1 curb cut. Mr. DiLeo reviewed the septic plans that were approved by WCDOH. He said his client took down dead trees and cleaned up an abandoned property but did not touch mature trees. Mr. Perry said he was not notified about the tree removal and it is a pre-existing non-conforming 2-acre lot. Ms. Rudolph noted that what is proposed is a tremendous amount of site work on a non-conforming lot so a site walk will definitely be helpful but more information is needed first. Mr. Pitingaro reviewed the building and lot coverages.

Mr. Eriele will review the Town Code with Mr. Perry about building a primary residence on a non-conforming lot that has an existing cottage that will then be designated as an Accessory Dwelling Unit. Ms. Rudolph noted that this application has 3 curb cuts which does not comply with our Town Code. A site walk is not needed at this time due to the 3-curb cuts plus the Town Code review by Mr. Eriele and Mr. Perry about this proposed development.

**Andrew & Christa Chepurny, 29 Joshua Hobby Lane**

**Block 9317, Lot 21.9-1**

Application to build a new 5 – bedroom house, pool, septic and well.

Zoning District: R-3A, Acres: 4.48

Mr. Tim Allen, engineer, reviewed the plans to build a new home at the end of Joshua Hobby Lane that was approved as part of the Knob Hill Subdivision. Mr. Pitingaro reviewed the location of the wetlands and plans that do meet the setbacks. Mr. John Nathan, a neighbor at 155 Upper Shad, explained that there is a conservation easement on this property that was involved in litigation for over 10 years after the subdivision was approved. He provided a hard copy of the conservation easement and deed. Mr. Barry Cohen, a neighbor at 31 Joshua Hobby Lane, expressed his concerns over the wetlands and the location of the proposed home. Mr. Allen noted that the property has an area designated as a wet area not wetlands. He said he will review the conservation easement submitted by Mr. Nathan. Mr. Allen said the land was last surveyed in the 1990s for wetlands.

Ms. Rudolph asked for a new survey to be done and have the area staked for a site walk.

**Gary Feola, Scofield Partners LLC, Scofield Road  
Block 10263, Lot 82**

Application to build a new home, driveway off of Ebenezer Lane, pool, well and septic.

Zoning District: R-3A, Acres: 2.1

See below.

**Gary Feola, Scofield Partners LLC, Ebenezer Lane  
Block 10263, Lot 81**

Application to build a new home, driveway, pool, well and septic.

Zoning District: R-3A, Acres: 2.1

Mr. Dan Collins, architect, reviewed the plans to build a new home on each lot that meets all setbacks. He reviewed the stormwater and septic plans. Mr. Collins said they will contact the highway department about the new driveways' locations. Mr. Pitingaro said he has met with the architect and working on various items from his memo. Ms. Cammy Sleeman, a neighbor, expressed concerns about drainage onto her property, proper screening for privacy, noise and lighting. She asked to attend the site walk. Mr. Gary Feola, owner, said she is welcome to attend the site walk. Mr. Perry reviewed the required setbacks for both lots and pointed out a 7ft curtain drain around the property will prevent overflow onto neighboring properties.

Ms. Rudolph asked for architectural to be submitted and the area of proposed work to be staked for a site walk.

**New Business: Informal Review- No review by the Town Engineer**

**Swan Lake Trust, 128 Old Stone Hill Road**

**Block 10047, Lot 28**

Application to build a greenhouse, an orangery, chicken coop & storage shed.

Zoning District: R-3A, Acres: 6.21

Mr. Craig Flaherty, engineer, reviewed the existing home, shed, barn and septic on the property. They currently have a permit to remodel the barn to remove a couple of stalls and replace it with a ½ bath and sink. Mr. Flaherty reviewed the proposed plans for the new owner who is interested in establishing formal gardens, a green house and orangery. He said they are working with a soil specialist to determine the location of wetlands. Ms. Rudolph thanked the applicant for coming to the Planning Board for an informal review. The Planning Board discussed the possibility of merging 2 lots and the wastewater concerns. Ms. Rudolph pointed out even if a lot line change was done, you can not have 2 primary homes on 1 lot. She asked if they would considered other locations for the greenhouses and they need to consider all the required setbacks. Mr. Perry pointed out that merging 2 lots helps

with setbacks but does not eliminate the over coverage concerns. Mr. Flaherty explained that this plan was designed to create a formal and geometric garden. Ms. Rudolph asked the applicant to reconsider their plans as the coverage numbers are very concerning for the Planning Board. The plans need to reduce coverage and make sure they meet all setbacks. Ms. Rudolph said we do have land use regulations and at this point this application does not comply with those regulations. Mr. Flaherty thanked the Planning Board for the feedback.

**Minutes Approval:**

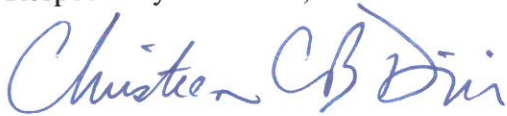
**Adoption of the Minutes from the Meeting of November 17, 2022**

Mr. John Bria made a motion to approve the November 17, 2022 Minutes. Mr. Rob Knorr seconded the motion. All Board Members voted in favor. The Minutes are approved as distributed.

**Next Meeting:** The next Planning Board meeting will be Thursday, January 26, 2023 at 7pm.

Ms. Rudolph adjourned the meeting at 9:33pm.

Respectfully submitted,



Christeen CB Dür