

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, January 26 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:

John Roa and Candice Milano-Roa, 86 Cross River Road (resolution)

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.

Zoning District: R-3A, Acres: 4.55

Ms. Rudolph reviewed the resolution. Ms. Gerri Tortorella, attorney, said she reviewed the draft resolution and had nothing to add. Ms. Rudolph noted that the Planning Board received the detailed information about their proposed lighting and noted that it does seem to be dark sky compliant and far from the road.

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

Jeffrey Skiba & Colleen Moore, 48 Horseshoe Hill Road (resolution)

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 reviewed the resolution. She acknowledged the concern expressed by neighbors about stormwater drainage and noted that our Town Engineer reviews stormwater management with every single application. Ms. Sedef Ozcelik, a neighbor at 22 Blacksmith Lane, expressed concerns over the impact of the applicant's septic location in relation to her well and water quality considering the steep slope. Ms. Ozcelik also expressed concern about the amount of trees to be cut down. Mr. Perry confirmed that the WCDOH will review and determine the appropriate and safe location for the septic. He noted that permits are not issued until after WCDOH's approval. Mr. Pitingaro said the applicant has moved the house away from the septic and there is no new well proposed. Ms. Ozcelik thanked the Planning Board and wished the applicant well with their proposed work. Ms. Diane Weiss, a neighbor at 24 Blacksmith Lane, expressed concern over the amount of trees to be cut and the steep

slope. Ms. Rudolph said there is no proposed work on the steep slope and the ADU will be on the flat part of the property therefore anything that drains from the steep slope will not be a result of this project. Ms. Rudolph noted that the Town Board approved updating the Town Code to allow ADUs for another 5 years.

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

**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 updated location for the driveway and other items he discussed with Mr. Pitingaro. Mr. Pushlar confirmed he has contacted the State DOT about changing the entrance to the driveway and they did not have any concerns. He also has contacted Mr. Vinnie Duffield, Superintendent of Highways, who agreed with the change. Mr. Pushlar will contact Mr. Duffield after Planning Board approval for the permit. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**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 Approved

Mr. Peter Gregory, engineer, said they have received Water Control Commission approval and reviewed the updated plans. He noted they have submitted their application to WCDOH for a new septic which will be outside the regulated buffer. They will use the existing well and address the outstanding items listed in Mr. Pitingaro's memo. Mr. Gregory confirmed that no new electrical service is needed. Ms. Rudolph said the proposed use for the accessory building as a private art studio is allowed within the Town Code and asked for a draft resolution to be prepared for the next meeting.

**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

Ms. Rudolph said a 2nd site walk was needed since staking wasn't done in time for the 1st site walk. The staking that was done for the 2nd site walk allowed the Planning Board to visualize the proposed work. Mr. Tim Allen, engineer, said the proposed work is within the building envelope that was approved during the subdivision approval process. He explained they have adjusted the site plan since the site walk. They have shifted the home and garage forward, reduced the circular part of the driveway, reduce the size of the pool, will keep the rock outcrop by the pool and rebuild the stone walls they propose to remove. Mr. John Nathan, a neighbor at 155 Upper Shad Road discussed the Restrictive Covenant established in 2009. He recommended the applicant use an infiltrator that dumps water into basin 3 as that would not be in violation of the Restrictive Covenant. Mr. Allen reviewed the wetland survey from 2004 and will send the updated site plan to Ms. Dür. Mr. Pitingaro said he will review the Restrictive Covenant and possible solutions. Mr. Allen said he will also review a solution to redirect any ground water into basin #3. Mr. Nathan asked that basin #3 be used and that this be addressed here with the Planning Board so he does not have to take this issue back to the courts. Ms. Rudolph said Mr. Pitingaro and Ms.

Morehead will work with Mr. Allen. She asked Mr. Nathan to send the Restrictive Covenant and any other applicable documents to Ms. Dür. Mr. Nathan agreed to do so. Mr. Barry Cohen, a neighbor at 31 Joshua Hobby Lane, expressed concerns about the impact of the location of the proposed home to his property. He said he believes the wetlands have grown since 2004. Mr. Eriole said he will review the Restrictive Covenant with Mr. Pitingaro and take all concerns into consideration. He explained that the Planning Board is governed by the Town Code and also considers the property rights of the applicant. Mr. Nathan made a formal request for a new wetland survey. Mr. Pitingaro noted that they have reviewed the wetlands through the DEC mapper. Mr. Allen said he will contact a wetland specialist for an opinion and will report back to the Planning Board in addition to submitted the updated site plan.

**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

Lots 81 and 82 were discussed at the same time.

**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

Ms. Rudolph said a 2nd site walk was needed since staking wasn't done in time for the 1st site walk. Ms. Rudolph noted that the applicant has been communicating with his neighbor to address her concerns. There are no lights being proposed near the pool. Ms. Camy Sleeman, a neighbor at 44 Scofield Road, said she has been speaking with the applicant about planting trees along their shared property line and thanked him for moving the location of the pool. Ms. Rudolph reviewed the proposed locations of the driveways. Mr. Pitingaro said he continues to work with the applicant about the driveways and other items listed in his memos. Mr. Perry said the applicant will need to contact Mr. Vinny Duffield, Superintendent of Highways, to obtain driveway permits for both lots. Ms. Rudolph asked the applicant to provide more details about actual plantings and have it documented before obtaining a building permit. She asked for draft resolutions to be prepared for the next meeting.

**Jan Gajdos, 515 Long Ridge Road (no review by the Town Engineer, informal update)
Block 9317, Lot 63**

Application to build a new 5-bedroom house, driveway and pool.
Zoning District: R-3A, Acres: 2.0

Mr. Lucio DiLeo, architect, reviewed the updated site plan that shifts the house location to meet all setbacks and merges the driveway. He noted that this is a non-conforming lot that does not need to go to the Zoning Board per his conversations with Mr. Eriole and Mr. Perry. Ms. Rudolph reviewed the Code Conformance Worksheet and coverage issues. Mr. Perry noted that the area has been disturbed over the years and many trees were cut down without permits. Mr. DiLeo said they will come back with an updated formal submission for the next meeting.

**Nast Construction Three LLC, 263 Stone Hill Road
Block 9817, Lot 3.2**

Application to update the layout of the dwelling and driveway since it was approved on July 28, 2022 to minimize the amount of rock removal.
Zoning District: R-3A, Acres: 4.21

Ms. Dawn McKenzie, Insite Engineers, reviewed the need to move the home back to its original proposed location due to the amount of rock on the site. There is no need to change the stormwater management plan and they can save 1 large tree as recommended by the Planning Board. Ms. Rudolph noted there is no need for another site walk. Mr. Pitingaro said he can work with the applicant on any outstanding items. Ms. Rudolph asked for a new draft resolution to be prepared for the next meeting.

New Business:

**Hobby Barn, LLC, 270 Stone Hill Road
Block 9816, Lot 76**

Application to build a pool cabana and install a new septic system.

Zoning District: R-3A, Acres: 7.054

Ms. Carol Kurth, architect reviewed the plans for an accessory building and new septic system. She noted they already received a 20' front yard variance from the Zoning Board and a conditionally approval from the Water Control Commission. Mr. Pitingaro noted the application includes an extensive spa. Mr. Perry noted that the Water Control Commission relies on the Planning Board to review stormwater management. Mr. Pitingaro said a GML notification is required to the DOT due to the property being on a State road. Ms. Kurth said they will address all items in Mr. Pitingaro's memo. Ms. Rudolph asked that the area of proposed work be staked for a site walk.

**Mario Masseroli, 450 Long Ridge Road
Block 9031, Lot 169**

Application to re-build an existing building in its pre-existing form that was destroyed by a fire.

Zoning District: R-3A, Acres: 7.45

Mr. Frank Ryan, architect, reviewed the setbacks and plans to re-build a home that was damaged by a fire. He noted that the existing foundation is intact and the home will return to the same number of bedrooms. Mr. Perry noted that only the 2nd floor of the home was damaged by the fire and the 1st floor was torn down. Mr. Ryan confirmed there are no plans to remove any trees and he will address the town engineer's memo and provide more detailed information. Mr. Pitingaro said a GML notification is required due to the property being on a County road. Ms. Rudolph asked for the area of proposed work be stake for a site walk. ◦

Other Business:

**Pound Ridge Golf Club, Eastwoods LLC, 18 High Ridge Road
Block 9316, Lot 18.9**

Application to amend the Integrated Turfgrass Pest Management Plan and to expand the list of chemicals that can be used on the turf. A request was made to the Town Board, which referred the matter to the PB for review and recommendation. Compliance with the ITPMP is a condition of the Site Plan Approval previously issued by the Planning Board. No construction or land disturbance is proposed as part of this request. All new chemicals are approved for use in NY by the US EPA and the NYSDEC.

Zoning District: R-3A, Acres: +/- 179

The Planning Board referred this application to the Town Board in May 2022 because it required the Special Use Permit to be Amended. A Risk Evaluation of New Pesticides report was submitted to the Town Board in November 2022 and reviewed by the Town Engineer. The application to amend the Special Use Permit was approved by the Town Board on January 10, 2023. The Risk Evaluation of New Pesticides is filed with the entire application and Special Use Permit.

T-Mobile Modification

29 Adams Lane
Block 9817, Lot 41.9-5

T-Mobile is planning to modify their existing equipment by swapping out 9 antenna, 6 RRHs, 3 transmission cables and remove 3 RRHs, 6 transmission cables and install 1 FIF rack.

Doug Fishman's Final Report Received and states that the application is complete and acceptable for approval. PB approval is needed before it's sent back to the Town Board for the Special Use Permit to be updated.

Ms. Rudolph made a motion to approve T-Mobile's application to modify cell tower equipment at 29 Adams Lane, Ms. Wing seconded the motion. All members voted in favor. The application is approved.

Minutes Approval:

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

Mr. Stein made a motion to approve the December 22, 2022 Minutes. Mr. 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, February 16, 2023 at 7pm.

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

Respectfully submitted,



Christeen CB Dür