

**Town of Pound Ridge  
Planning Board Meeting Minutes  
Thursday, February 16 at 7pm**

**Attendees:**

**Board Members:** Michele Rudolph, AIA, Chairperson  
John Bria  
David Dow  
Gail Jankus  
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:**

**Neil Solomon & Selena Shen, 340 Salem Road (resolution)**

**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

Ms. Rudolph reviewed the resolution and asked if the Planning Board had any questions. The Planning Board did not have any questions.

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

**Kevin Gan, Oberon Foundation, 314 Stone Hill Road (resolution)**

**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

Ms. Rudolph reviewed the resolution and the specific language noting how the accessory structure can be used; "occupancy of the principal dwelling by a participant of the artist-in-residence program shall be for a minimum of 3 consecutive months per program participant." The Planning Board agreed this specific language should be in the resolution.

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

**Gary Feola, Scofield Partners LLC, Scofield Road (resolution)**

**Block 10263, Lot 82**

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

Zoning District: R-3A, Acres: 2.1

Ms. Rudolph reviewed the resolution and asked the applicant to update their Code Conformance Worksheet before applying for a building permit. Ms. Rudolph thanked the applicant for working with his neighbor Ms. Camy Sleeman at 44 Scofield Road in regards to screening the lots with trees. Ms. Rudolph noted that the trees can not be part of the site plan approval since the trees are proposed to be on Ms. Camy Sleeman's property at 44 Scofield Road, not the applicant's property but the letter between the neighbor and the applicant will be kept on file with this application. Ms. Rudolph explained the screening is also noted in the resolution. Mr. Perry said the letter between neighbors will be also included as part of the Building Permit application and can be part of the Certificate of Occupancy requirements.

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

**Gary Feola, Scofield Partners LLC, Ebenezer Lane (resolution)**

**Block 10263, Lot 81**

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

Zoning District: R-3A, Acres: 2.1

Ms. Rudolph reviewed the resolution. Mr. Pitingaro noted that this resolution will also include language about screening with trees along the property line. Mr. Perry said the letter between neighbors will be also included as part of the Building Permit application and can be part of the Certificate of Occupancy requirements.

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

**Nast Construction Three LLC, 263 Stone Hill Road (resolution)**

**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. Rudolph reviewed the resolution and thanked the applicant for protecting the large trees on the site.

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

**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. Kory Salomone, attorney, reviewed the updated site plan that shows they moved the house 18' northwest away from the neighbor's property. He reviewed the wetlands that have been noted by Steve Marino from Tom Miller Associates. Mr. Tim Allen, engineer, said they have tightened the circular driveway and will address all items in the Town Engineer's memo. Ms. Rudolph and Ms. Jankus thanked the applicant for moving away from

the neighbor and away from the vernal pond. Ms. Rudolph noted they added a sound blanket on the generator fence and submitted an updated landscaping and lighting plan. She said there is a lot of lighting on the plan and hopes they will consider reducing the amount of lights. Ms. Rudolph also noted they provided updated drainage information. Mr. Nathan, a neighbor at 155 Upper Shad Road, said he appreciates that Mr. Pitingaro addressed all drainage requirements in his memo but would like more specific notes included on the site plan and in any approval per the Restrictive Covenant regarding stormwater basin #3. Mr. Pitingaro will review the Restrictive Covenant and make sure the site plan is compliant.

Ms. Rudolph acknowledged the receipt of a letter of concerns and suggestions submitted by Mr. Barry Cohen, a neighbor at 31 Joshua Hobby Lane. Mr. Cohen reviewed the original subdivision map and original locations proposed for any new homes. He compared the proposed site plan with the original subdivision and felt they moved the pool closer to his property. Mr. Cohen also expressed concern about stormwater drainage. Ms. Rudolph said drainage has been and continues to be addressed by the Town Engineer and the applicant's engineer. Mr. Cohen asked if the application was meeting all zoning requirements and if a garage was permitted for this lot. He also asked if they could move the generator and felt the lighting was excessive. Mr. Cohen said he would like to sit with the applicant to work on the site plan together that works for both of them since he has been on the road 25 years.

Ms. Rudolph said the proposed application is meeting all setbacks and they moved the house away from his property and away from the vernal pond. She explained they brought in a soil scientist and will be building a stone wall along the road. Mr. Tim Allen said they will also add trees to their landscaping plan. Ms. Rudolph said Mr. Cohen was able to remove the trees he needed to when building his home and this applicant has the right to build on their property. She said Mr. Cohen can plant more trees on his property if needed. Ms. Rudolph said the Planning Board is entrusted with reviewing all applications and this process balances the applicants, the Town, and their neighbor's interests. She asked that the applicant update their site plan and address items from the Town Engineer's memo. Mr. Nathan commended the Planning Board for their thorough process for each application and will be requesting to see the updated plans for the next meeting. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**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. Ralph Alfonzetti, engineer, reviewed the updated plans that moved the new proposed house closer to the existing cottage and they intend to remove the extra curb cut. He noted that this is a non-conforming lot and has an approved septic. Mr. Alfonzetti said they will address all items in the Town Engineer's memo. Ms. Rudolph noted that this proposed plan is fitting a lot of development into a 2-acre lot. She noted that they are proposing that the existing cottage become an ADU but it is in a setback which is not allowed for ADUs per the Town Code. Mr. Perry said the cottage as primary residence in a setback is allowed because it is a pre-existing condition but asking to turn the cottage into an ADU is the problem and does not comply with our Town Code. He said if the cottage remains the primary residence that is allowed. Mr. Bria noted that this is a substandard lot and the proposed plan does not even meet the requirements of a 3-acre lot. Ms. Wing suggested the applicant reduce the size of the proposed new home. Mr. Perry said there are 3 options, they can seek a variance, or remove the kitchen and bedroom from the existing cottage so it is an accessory structure and not an accessory dwelling unit or tear down the cottage. Ms. Rudolph reiterated that ADUs must meet all setbacks. She asked that they discuss the Planning Board's concerns and suggestions with his client.

**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

Hobby Barn has postponed their application until they are able to update their plan based on the 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 damaged by a fire.

Zoning District: R-3A, Acres: 7.45

Mr. Frank Ryan, architect, reviewed the updated plans to re-build an existing home that was damaged by a fire and torn down. He said they will address all items in the Town Engineer's memo. Mr. Pitingaro said he and Kelly Morehead have spoken with the owner and they do not expect a lot of disturbance during construction. Mr. Perry confirmed that all the drainage was done 1 year before the fire and should be fine. Mr. Ryan said the foundation is in excellent shape. Ms. Wing expressed concern over the visibility of the driveway on Long Ridge Road. Mr. Ryan said they will review what they can do to improve the driveway entrance. Mr. Masseroli said there is no vegetation at the driveway entrance and there is an existing guard rail. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**Oliver Maltby, 80 Indian Hill Road                      Planning Board Approval from November 2021 expired**

**Block 9820, Lot 23.5**

Application for a new single-family residence with a garage on an existing undeveloped subdivision lot. Privacy plantings will be provided near the driveway to limit visibility from neighbors.

Zoning District: R-3A, Acres 4.497

Mr. Oliver Maltby, owner, explained that the Planning Board approval expired and they are resubmitting the same application. Mr. Tim Allen, engineer, clarified and said the only change to the previous application is to change the shape of the car port. Ms. Rudolph asked if they could save the stone wall and move away from the Conservation Easement. Mr. Allen said he will review it and make it work to keep the stone wall and stay outside of the Conservation Easement. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

**New Business:**

**Ivanhoe Robin Hood, LLC, 34 & 34A Robin Hood Road**

**Block 9031, Lot 61**

Application to rebuild an existing main house, and remove guest house, accessory structure and associated hardscape.

Zoning District: R-2A, Acres: 5.4

Mr. Tim Allen, engineer, reviewed the application to rebuild an existing main house on a property with steep slope and maintain the existing driveway. He confirmed they will be tearing down the existing house and removing the guest house, an accessory structure and other hardscape. Mr. Noah Walker, architect, said their goal is to take advantage of the gorgeous views and keep the home connected to nature. He reviewed the living space on the upper floor and the gym, pool, deck, and 2-car garage. Mr. Allen reviewed the building coverage and noted the reduced lot coverage. Mr. Perry noted that removing the caretaker's house does reduce lot coverage substantially. Ms. Rudolph said the numbers do seem to demonstrate a substantial reduction in coverage and looks forward to the site walk to get a better understanding of the proposed plan. Mr. Pitingaro noted that a GML

circulation is needed due to its proximity to North Castle. Mr. Allen confirmed that they are awaiting approval from WCDOH on the septic. Ms. Rudolph asked for staking around the existing house.

**Minutes Approval:** Minutes approval from the Meeting of January 26, 2023 was postponed.

**Next Meeting:** The next Planning Board meeting will be Thursday, March 23, 2023 at 7pm.

Ms. Rudolph adjourned the meeting at 8:40pm.

Respectfully submitted,

  
Christeen CB Dür