

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, March 23 at 7pm**

Attendees:

Board Members: Michele Rudolph, AIA, Chairperson
John Bria
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 7:10pm and noted that it was being recorded. Mr. Eriole attended the meeting via Zoom. Mr. David Dow was not able to attend.

Old Business:

**Andrew & Christa Chepurny, 29 Joshua Hobby Lane (resolution)
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 updates to the site plan. Ms. Rudolph thanked the applicant for moving the pool equipment away from the neighbor and removed some lighting however she noted that the amount of lighting is still not in character with the Town. Mr. Pitingaro reviewed the outstanding items still needed that he described in his memo. He noted that he still needs elevations and drainage easements in order to move forward. Mr. Nathan, neighbor at 155 Upper Shad Road, said he appreciated reviewing the draft resolution and asked that the words “living trees” be added to section 1 on page 2 and he provided the information about 2 drainage easements from 2004 and 2009 to Mr. Pitingaro. Mr. Pitingaro thanked Mr. Nathan and said he will work with the applicant to clear up any other engineering items. Mr. Barry Cohen, 31 Joshua Hobby Lane, said he lives directly across the street from the applicant and is impacted the most by this application. He complained about the Planning Board’s process and the applicant’s not using his site plan design. Mr. Cohen feels the Planning Board did not consider his comments and his ideas for the applicant’s site plan when they reviewed the plan. He noted that the applicant has put up cameras on their lot. Ms. Rudolph said Mr. Cohen is being disrespectful by interrupting her and overall to the Planning Board. Mr. Eriole explained that the Planning Board works within the parameters of the Town Code and the accusatory language is not appropriate. He said the fact that your concerns didn’t make it into the plan does not mean it wasn’t considered. Mr. Cohen said the Planning Board should be considering the harmony and balance of the community. Ms. Rudolph explained that the Planning Board has to maintain a balance of interest based on the Town Code and the property rights of each applicant. Ms. Jankus and Mr. Bria both expressed agreement on what Ms. Rudolph said throughout the discussion with Mr. Cohen.

Ms. Rudolph asked the applicant to submit an updated lighting plan. Mr. Perry said the site plan can be approved with this resolution and they can come back with their lighting plan for a second approval. Mr. Pitingaro noted a common driveway performance restoration bond is required for this application so an amount will be determined and shared with the applicant.

Ms. Wing made a motion to approve the resolution, Mr. Stein seconded the motion. All members voted in favor. The application is approved on the condition that the applicant return with a revised lighting plan subject to Planning Board approval, and upon receipt of the common driveway performance restoration bond.

Mario Masseroli, 450 Long Ridge Road (resolution)

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

Ms. Rudolph reviewed the resolution.

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

Oliver Maltby, 80 Indian Hill Road (resolution)

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

Ms. Rudolph asked the applicant about the cultec system and the stone wall. Mr. Maltby confirmed they decided not to move the cultec system or the stone wall, both will remain at their existing location.

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

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, and Mr. Noah Walker, architect, reviewed the updated plans for the new house. Ms. Rudolph said based on the site walk, she was surprised about the extent of work being done on the steep slope. She noted that this is not a simple rebuild on the same footprint. She asked the applicant to consider moving the house East to have less impact on the steep slope. Ms. Wing said even though the lot coverage of the proposed plan is less than what currently exists on site due to the removal of the guest cottage, that square footage has been moved to a steep slope which has a greater environmental impact. Mr. Bria said this is a spectacular site but the site plan needs to be in balance with the site. Ms. Alpna Gupta, the architect's associate, said she can overlay what is existing and the proposed work onto one site plan for review so the Planning Board can see they are maintaining the edge of the steep slope. Ms. Rudolph noted that she is concerned about the lower terrace area. Mr. Walker said he understands the Planning Board would like to preserve the rock outcropping.

Ms. Rudolph explained that the Planning Board is charged with protecting nature and the steep slope. She is concerned about the lower terrace, blasting and stability. Mr. Pitingaro asked that the applicant consider rotating the new home to avoid the steep slope. Ms. Wing asked the applicant to consider scaling down the home based on the Town Code. She explained that the current application has high coverage numbers and a great impact on nature. Mr. Allen reviewed the elevations and reviewed what is staying on the site and what is being proposed. Mr. Walker reviewed the lower terrace and asked if he needed a letter of support from the neighbor below the

site. Ms. Rudolph noted that the neighbors have not submitted any letters of concerns or support and it is not required but the Planning Board has to consider the impact on them as well. Ms. Wing said the neighbors might not be aware of the extent of work being proposed. Ms. Rudolph said it is worrisome to have this level of work on a steep slope. Mr. Pitingaro said the applicant needs to submit more stormwater drainage information and some balancing needs to be done on what is being removed and what is being proposed. Mr. Knorr noted that rotating the proposed home should help especially since they are not trying to keep a portion of the existing house.

Mr. Walker said he will review moving the proposed house away from the steep slope, rotating it and scaling it back. Mr. Allen said he will review the driveway, grading and address all engineering issues.

**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. Lucio Dileo, architect, reviewed the updated site plan and noted they have reduced the footprint of the proposed home, reduced the garage and will remove the driveway on Long Ridge Road. Ms. Rudolph noted that they had to do 2 site walks because the proposed new driveway and pool were not staked in the right place according to the site plan. She expressed concern over the amount of proposed work for a non-conforming lot. Ms. Rudolph said the Town Code does allow for ADUs and the Planning Board supports them but taking a primary residence and asking for it to be an ADU is exacerbating a non-conforming situation. She explained that the existing cottage being proposed as an ADU would not be allowed because ADUs have to meet all setbacks. Mr. Dileo said the proposed new residence does conform to all setbacks and they do not want to tear down the existing cottage. Mr. Dileo reviewed the stormwater mitigation plans.

Mr. Stein noted that it would help the application if they did tear down the existing cottage and he asked about the soccer field and fence that was done without permits. Mr. Perry noted there will not be any Building Permit issued until the fence is removed. Ms. Rudolph noted that the site plan does not show the soccer field, therefore all the trees that were removed is not documented. Ms. Rudolph reiterated that ADUs have to meet all setbacks and this application is asking to make a nonconforming lot more nonconforming. Mr. Bria said this is a terrible plan that is a terrible representation of our Town and does not meet Town Code requirements. He noted that they purchased a lot with many constraints and this site plan is not appropriate for the lot. Mr. Perry confirmed that this application does not need to go before the Zoning Board. He explained that this is under the Planning Board's purview to determine if this lot can sustain 2 buildings and if the site plan is suitable. Ms. Wing asked the applicant to reconsider the amount of proposed work in the context of it being a nonconforming lot. Ms. Rudolph asked Mr. Dileo to review the land use regulations in the Town Code and discuss it with his client. Mr. Dileo said he will discuss the Planning Board's concerns and the site plan with his client.

New Business:

**Lisa Kroll Witt, 49 Indian Hill Road
Block 9820, Lot 136**

Application to build an indoor lap pool.
Zoning District: R-3A, Acres: 2.9736

Mr. Teo Siguenza, architect, reviewed the plans to build an indoor lap pool. He said he will address all items in the Town Engineer's memo and confirmed they will be removing the outdoor pool. Ms. Rudolph noted that the proposed work is within a supplemental setback. Mr. Siguenza said they are looking for relief on that since it is primarily outside of the setback and if they rotate it, it will not look right with the house. Mr. Pitingaro noted that the property has a very steep front yard. Mr. Siguenza confirmed that they will keep the existing retaining wall.

Mr. Stein asked if any neighbors submitted any concerns. Ms. Dür confirmed that no neighbors have submitted any letters of concern. Ms. Jankus asked if the pool and terrace could be any smaller. Ms. Kroll Witt, owner, said the pool needs to be 60' for a lap pool and it needs to be airy with space to walk around. Ms. Rudolph explained the Planning Board tries to keep pools outside of supplemental setbacks and asked if she would consider reducing the walkway 6". Mr. Siguenza said he will review reducing the terrace with his client. Ms. Rudolph asked for the area of proposed work be staked for a site walk.

Informal Review: No Town Engineer Review

**Joni Evans, 20 Eastwoods Road
Block 9820, Lot 70 and 10**

Informal discussion about an application to merge 2 lots and build a new dwelling in the same location as a previous dwelling that was demolished years ago. The lots are heavily constrained by steep slopes and wetland setbacks in addition to various pre-existing bulk zoning non-conformities.

Zoning District: R-3A, Acres: 6.051

Mr. Dave Sessions, engineer, reviewed the plan to merge 2 lots and build a new home in the same location as a previous home had existed before it was demolished 30 years ago. Mr. Perry said you really need to go on a site walk to understand the constraints of the lot which includes steep slopes and wetlands. He said the lot is now overgrown with trees. Mr. Sessions explained the applicant is willing to merge 2 lots so it can use the existing footprint as a possibility for a new home to sell the lot with approvals. Ms. Rudolph said combining the lots and considering the constraints of the lot, the proposal is positive. Mr. Sessions said he needs to merge the lots in order to get septic approval by the WCDOH and they will test the soil. He said the existing footprint is approximately 1800sf and could hold a 2- or 3-bedroom cottage. The applicant is looking to see if there is a buildable value on the lot. Ms. Rudolph said combining the lots is needed in order to make it a viable option and it is indeed limited by the existing footprint and driveway. Mr. Perry noted that the lot needs to be able to hold a septic in order to be a buildable lot from a tax perspective.

Other Business:

Water/Wastewater Task Force Update: David Dow was not able to attend so Ms. Dür provided an update on the recent grant application to Congressman Lawlor's office on behalf of the Water/ Wastewater Task Force Update. Ms. Rudolph noted that the Planning Board submitted a letter of support for the grant application.

Minutes Approval:

Adoption of the Minutes from the Meeting of January 26, 2023

Ms. Jankus made a motion to approve the January 26, 2023 Minutes. Mr. Bria seconded the motion. All Board Members voted in favor. The Minutes are approved as distributed.

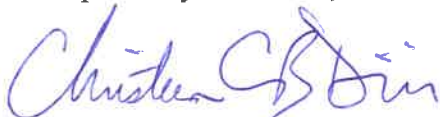
Executive Session: Zone Text Amendment

Mr. Bria made a motion to go into an Executive Session, Mr. Jankus seconded the motion. All members voted in favor. The Planning Board met in Executive Session. Ms. Rudolph returned to the public meeting to close the meeting.

Next Meeting: The next Planning Board meeting will be Thursday, April 27, 2023 at 7pm.

Ms. Rudolph adjourned the meeting at 9:14pm.

Respectfully submitted,



Christeen CB Dür