

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, April 27 at 7pm**

Attendees:

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

Advisors: Jim Perry, Building Inspector
Jason Pitingaro, Town Engineer

Staff: Christeen CB Dür, Administrator

Called to Order: Ms. Rudolph called the meeting to order at 7:09pm and noted that it was being recorded. Mr. Eriole was not able to attend.

Old Business:

Andrew & Christa Chepurny, 29 Joshua Hobby Lane (lighting plan 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

Ms. Rudolph reviewed the lighting plan submitted. Ms. Jaclyn Tyler, architect, said they have reduced the number of lights overall and those facing the neighbor. She added that many of the lights are under the roof facing downward. Mr. Stein said he appreciates the progress and is comfortable with the porch lights but there is a high number of path lights. Ms. Rudolph said she agrees with Mr. Stein about the high number of path lights but there are still a lot on the porch and at the back of the home which based on the lumen exposure will be a lot overall. She acknowledged that some front sconces were removed but is still concerned about the number of lights as the Planning Board works to protect the semi-rural character of our Town. Ms. Tyler said she can submit a complete photometrics plan with elevations and more clarity on the site plan. She added that she will review the number of lights with the applicant.

Ms. Rudolph suggested 1 row of lights on the porch and to reduce the number of lights in the parking court. Ms. Katherine Nathan, a neighbor, asked about the lights around the pool. Ms. Rudolph clarified that based on the site plan submitted the lights are actually in the pool not around the pool. Mr. John Nathan, a neighbor, asked the Planning Board to make sure any updated site plan is aligned with the resolution already approved at the last meeting. Ms. Rudolph acknowledged the receipt of another letter received by Mr. Barry Cohen, a neighbor, regarding the light on the garage. She reiterated that Ms. Tyler and the applicant should come back with a complete photometrics plan.

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

Ms. Rudolph said the Planning Board conducted their site walk and observed the site's topographic challenges in the context of the site plan. Mr. Teo Siguenza, architect, reviewed the updated site plan to build an indoor lap

pool and said he will address all items listed in the Town Engineer's memo. Mr. Alan Pilch, engineer, said they are awaiting approval from WCDOH and reviewed the infiltration system. Mr. Pitingaro said they have addressed stormwater management. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

New Business:

Phuong and Darin Siders, 10 South Eastern Farm Road

Block 9318, Lot 1.3-9

Application to install a pre-built shed and foundation.

Zoning District: R-3A, Acres: 6.176

Ms. Phuong Siders, owner, reviewed her plan to install a pre-built shed and foundation. Ms. Rudolph said more information is needed on the Code Conformance Worksheet and the site plan needs to include setbacks. She suggested she contact Mr. Perry or Mr. Pitingaro if she needs assistance completing the application. Mr. Pitingaro noted that all information needed is described in his comment memo. Ms. Siders reviewed the location of the septic. Mr. Pitingaro said a GML referral is needed due to the property's proximity to Long Ridge Road, a County road. Ms. Rudolph said a site walk will be scheduled and asked for the location of the shed to be staked.

Allen J. Reyen, 23 White Birch Road South

Block 9031, Lot 14

Application to expand an existing barn and workshop.

Zoning District: R-2A, Acres: 2.56

Mr. Allen Reyen, owner, reviewed his plan to rebuild and expand an existing barn he uses as a workshop. There was an explosion severely damaged the barn. Ms. Rudolph explained that more information is needed on the site plan. Mr. Stein reviewed the setbacks required with Mr. Reyen. Mr. Reyen said he will review the Town Engineer's memo and add setbacks to the site plan. Ms. Rudolph said dimensions and height for the barn are also needed. Mr. Perry confirmed that it is a small barn and a non-habitable space. Mr. Perry asked about the storage containers also on the property. Mr. Allen said he has 4 storage containers with a gravel pad. Mr. Armen Markarian, a neighbor, asked to review the site plan and if the storage containers can be moved away from his property. Mr. Reyen said he is a contractor and uses the containers for his supplies. Mr. Pitingaro said the storage containers and the driveway need to be on the site plan. Ms. Rudolph noted that the Planning Board cannot approve anything that has been done without a permit. Mr. Pitingaro said a GML referral is needed due to the property's proximity to another municipality, Stamford, CT. Ms. Rudolph said a site walk will be scheduled.

Bedford Poolscapes on behalf of Garrett & Miriam Wheeler, Owners, 460 Long Ridge Road

Block 9031, Lot 170.1-1

Application to install a 20' x 40' pool and rain garden as a pool drawdown/stormwater mitigation system.

Zoning District: R-3A, Acres: 29.05

Mr. Peter Gregory, engineer, reviewed the plans for a pool and noted the building envelope established during the subdivision approval. Mr. Perry confirmed the building envelope was determined during the subdivision approval process and before increased supplemental setbacks were part of the Town Code. He noted that this property has a very long driveway and this project will have zero impact on their neighbor. Mr. Gregory said the pool will be close to the house, away from the steep slopes and no trees will be removed. He noted that it is also outside of the 150' wetland setback. Mr. Pitingaro said a GML referral is needed due to the property's location on a County road. Ms. Rudolph said a site walk will be scheduled.

Welcome Homes NY Building Company LLC, Applicant,

on behalf of Miles & Zabrina Thorson, Owners, 2 Colonel Sheldon Lane

Block 9816, Lot 36

Application to demolish an existing home and build a new home.

Zoning District: R-2A, Acres: 3.24

Other Boards: Water Control Commission

Ms. Jody Cross, attorney, introduced Welcome Homes NY Building Company as a new builder in the Town. Mr. Vageles Sophias, engineer, reviewed the plans to demolish a run-down home and build a new home with a larger footprint. Ms. Cross said the location of the home is not compliant with the increased supplemental setbacks. She explained that if they are compliant with the increased supplemental setbacks there will be more disturbance and closer to the wetlands. Ms. Cross said based on the feedback received from the Water Control Commission they will reduce the number of trees to be removed and add a sequence of work to the site plan. Mr. Perry asked about the number of bedrooms proposed for the new home. He said if the flex space on the 2nd floor has a full bathroom then it will be a 5- bedroom home. Mr. Sophias said he will review the rooms with their client. Ms. Rudolph said she appreciated the introduction to Welcome Homes NY Building Company but it has not been a good experience so far with past applications. Mr. Perry noted that this lot has 2 front yard setbacks. Ms. Cross said they will also submit landscaping screening plans. Mr. Pitingaro said a GML referral is needed due to the property's proximity to a State road. Ms. Rudolph said they will review the request for a waiver on the increased supplemental setbacks and a site walk will be scheduled.

Other Business:

Minutes Approval:

Adoption of the Minutes from the Meeting of February 16, 2023

Mr. Bria made a motion to approve the February 16, 2023 Minutes. Ms. Jankus seconded the motion. All Board Members voted in favor. The Minutes are approved as distributed.

The Adoption of the Minutes from the Meeting of March 23, 2023 has been postponed.

Executive Session: Legal Matter

Next Meeting: The next Planning Board meeting will be Thursday, May 25, 2023 at 7pm.

Ms. Rudolph adjourned the meeting at 8:16pm.

Respectfully submitted,



Christeen CB Dür