

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, May 25 at 7pm**

Attendees:

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

Advisors: John Loveless, 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 was being recorded.

Old Business:

Lisa Kroll Witt (resolution)

49 Indian Hill Road, Block 9820, Lot 136

Application to build an indoor lap pool.

Zoning District: R-3A, Acres: 2.9736

Mr. Alan Pilch, engineer, reviewed the updated site plan and plant list. He reviewed the fill needed and foundation profile. Mr. Pilch noted that he will submit the stormwater plan and address all items in the Town Engineer's memo. Ms. Rudolph reviewed the draft resolution, noted that a common driveway performance restoration bond is required and acknowledged the outstanding items in the Town Engineer's memo can be conditions of the approval.

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

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. Rudolph noted that the Planning Board met with the owner during the site walk but they need a 3D image of the shed with more information. Mr. Jason Mortara, landscaper, said he can not get the engineer's drawings until they purchase the pre-fab shed. Mr. Perry said all they need is to get a copy of the sales brochure from the manufacturer with more details. Mr. Mortara said he will take pictures as well. Ms. Rudolph said more details including the setbacks need to be documented on the site plan and asked for a draft resolution to be prepared for the next meeting.

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

Other Boards: Zoning Board Approved, Water Control Commission

Ms. Carol Kurth, architect, said they will address all items in the Town Engineer's memo. Mr. Pitingaro confirmed they are working with Ms. Kurth's office. Ms. Rudolph noted they are awaiting Department of Health and Water Control Commission approvals and look forward to them coming back to the next meeting.

**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

Mr. Vageles Sophias, engineer, said they have shifted the house, removed the shower from the upstairs bathroom and reduced the number of trees to be removed. He noted they will address all items in the Town Engineer's memo and they might propose to fill in the vernal pool. Ms. Rudolph said the Planning Board is aligned with the values in the Town's Comprehensive Plan that recognizes habitats even in unregulated wetlands. Mr. Pitingaro reviewed the grading and stormwater plan but that wetlands mitigation is needed. Mr. Sophias said he will discuss the vernal pond and wetlands with his client. The Planning Board discussed the setbacks and orientation of the proposed home with Mr. Sophias, Ms. Jody Cross, attorney and Mr. Andrew Vaccarello from Welcome Homes NY Building Company LLC. Mr. Perry explained footing drains are required for this application and that he explained this to Welcome Homes during their prior applications for new homes. Ms. Rudolph thanks Mr. Perry for explaining the footing drains and asked them to review with their client ways to protect the vernal pool, respect the setbacks and give the homeowner what they want on a 1 story house. Mr. Pitingaro agreed and said there are options and he can discuss them with the applicant's team. Ms. Cross acknowledged the feedback and said they will return at a future meeting.

New Business:

Rosanna Bressler

27 Nancy's Lane, Block 9827, Lot 13

Application to build a one-story addition.

Zoning District: R-3A, Acres: 2.195

Other Boards: Water Control Commission

Neither the applicant nor any representative for the applicant was present therefore the application was postponed. Although the applicant wasn't present, Wendy and Paul Mliner, 26 Nancy's Lane asked to speak. They expressed concerns about the grading of the driveway and drainage at the end of both of their driveways. Ms. Rudolph asked them to write a letter to the Planning Board to document the concern since the applicant wasn't present for this meeting.

Swan Lake Trust

128 Old Stone Hill Road, Block 10047, Lot 28

Application to build a chicken coop within the garden area adjacent to the south of the existing barn.

Zoning District: R-3A, Acres: 6.211

Other Boards: Water Control Commission Approved

Mr. Andrew Kuzmich, engineer, reviewed the updated application that no longer includes a greenhouse but rather is now a chicken coop within the existing garden. He explained that it meets all increased minimum setbacks and he will address all items in the Town Engineer's memo. Mr. Kuzmich noted that the garden wall was already approved by the Water Control Commission. Mr. Kuzmich added that the head gardener lives on site and will

manage 8-12 chickens. Ms. Rudolph said she appreciated the applicant's effort and coming to a prior meeting for the informal review. Mr. Pitingaro said a GML notification is required. Ms. Rudolph noted that this application is straightforward and asked for draft resolution to be prepared.

**63 Lyndel Road Property Mgmt. LLC
63 Lyndel Road, Block 10047, Lot 43.9**

Application to build a floating dock connected to an on-shore deck on Gilmore Pond.

Zoning District; R-3A, Acres: 12 Other Boards: Water Control Commission Approved

Ms. Rudolph reviewed the application and noted they have already received Water Control Commission approval. Mr. Perry noted that the application is before the Planning Board due to the deck adding lot coverage. Mr. Glenn Ticehurst, landscape architect, reviewed the proposed sequence of work and noted he will address all items in the Town Engineer's memo. Mr. Pitingaro noted a GML notification is needed due to its proximity to a County park. Mr. Ticehurst said the area for the deck will be staked for the site walk. Ms. Rudolph said the application is straight forward and asked for a draft resolution to be prepared.

Informal Update and Discussion for Items Below: NO TOWN ENGINEER REVIEW

**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

Ms. Rudolph noted they already had their site walk but the applicant did not submit any new information. Mr. Peter Gregory, engineer, said they will address the last Town Engineer's memo but wanted to give an update that they had updated the plans and awaiting a determination from the DEC. He noted there is no change to the pool location. Mr. Pitingaro said it is straightforward and there is no objection to the application. Ms. Rudolph agreed and asked for a draft resolution to be prepared.

Pound Ridge Library

271 Westchester Avenue, Block 9820, Lot 36

Informal review regarding adding 5 parking spots.

Ms. Bonnie Schwartz, the Library's Board President, said they need additional parking spots due to their program expansion. Mr. Perry said he visited the parking lot again with Mr. Sam Dodge of the PR Volunteer Fire Department with a fire truck and both of them were concerned about a fire truck being able to get through with the additional parking spots. Ms. Schwartz asked what is needed in order to get the additional spots. Ms. Rudolph noted vocal neighbors concern about the driveway entrance and overall safety at the Library's parking lot. Ms. Wing noted that based on her experience having a traffic engineer's opinion is very helpful and can be \$5,000 maximum for a project of this size. Ms. Rudolph said she understands the need for more parking but the due diligence work needs to be there as well. Ms. Schwartz asked if there was a set number. Ms. Wing said it depends on the traffic study, the proposed layout and trip generation. Its not a set number but need an opinion by a professional engineer. She added the Planning Board can not suggest a number, the professional engineer needs to recommend safe improvements. Ms. Rudolph said the Library's long-term vision needs to be considered. Ms. Schwartz said the Library wants to increase programs, allow more groups to use the Library and have more programs on site.

Ms. Rudolph said this informal review is to discuss for 5 potential parking spots but has not addressed handicap spots, a safe pathway, entrance or driveway. Ms. Wing said any layout or design needs to consider safety. Ms.

Schwartz said there is no other property in Town the Library can move to. Ms. Valerie Nelson, Library Board Member, said they are not moving the Library since they own their building and there is no public water in Town. She explained they do not have any plans to expand the footprint of the existing building due to lack of funding. Ms. Rudolph suggested the Library hires an engineer to do a parking plan considering growth for the next 5 years. Ms. Wing and Ms. Jankus and Mr. Stein agreed the opinion of an engineer is needed to optimize the layout and improve safety. Mr. Perry noted the Planning Board has discretion over lot coverage but they have raised the concern about safety that has not been addressed in this application. Mr. Pitingaro agreed and said an engineer's review should be a small expense. Mr. Bria noted it is hard to justify expanding programs if the building can not manage the capacity. Mr. Michael Pierce, a neighbor who lives behind the Library said the markings for the parking spots have been neglected and unapproved spots have been painted. Ms. Schwartz said they have just done temporary restriping. Ms. Evelyn Carmichael, a neighbor who lives behind the Library, said she is in favor of this application and wonders why the Library should have to pay such an expense. Ms. Rudolph said the Library has hired a team in the past and did not consider safety. Mr. Perry noted a traffic study is always an obligation of an applicant who wants to make changes to a parking lot. Mr. Phil Carmichael, a neighbor behind the Library, said this is leading to the degradation of the property. Ms. Rudolph said this is up to the Library's Board and appreciates that this is an informal review without the expense of the Town Engineer. She noted that the last application was also just for parking and the Planning Board never received the program information requested. Ms. Schwartz said she has spoken with the Police Department regarding traffic safety during programs. Mr. Perry said the Library Board can speak with the Town Board if they need to request a police officer out front during some programs. Ms Schwartz thanked the Planning Board for their time.

Minutes Approval:

Adoption of the Minutes from the Meetings of March 23, 2023 and April 27, 2023

Mr. Bria made a motion to approve the March 23, 2023 Minutes. Ms. Jankus seconded the motion. All Board Members voted in favor. The Minutes are approved as distributed.

Mr. Knorr made a motion to approve the April 27, 2023 Minutes. Mr. Dow seconded the motion. All Board Members voted in favor. The Minutes are approved as distributed.

Ms. Rudolph adjourned the meeting at 9:08pm.

Respectfully submitted,



Christeen CB Dür