

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, July 27, 2023 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 7:10pm and noted that it was being recorded. She announced there will not be a Planning Board meeting in August but the Board will advise all applicants on how to keep their application process moving forward.

Old Business:

Bedford Poolscales on behalf of Garrett & Miriam Wheeler, Owners (draft resolution)

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 reviewed the draft resolution and noted the property is 29 acres with a significant driveway.

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

Hobby Barn, LLC (draft resolution)

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 Approved

Ms. Rudolph noted that this is a historic property with 2 driveway entrances, not 3 as someone referenced at an earlier meeting. Mr. John Rapetti, architect, said they received a variance for a front yard setback from the Zoning Board of Appeals. Ms. Rudolph asked about the accent lights being installed and requested a lower wattage to be used. He confirmed that the accent light to be added will be facing away from the road. Mr. Perry said he will confirm that a lower wattage is used for the accent lights during his review of the building permit application.

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

Andrew & Christa Chepurny (lighting plan resolution & for an amended site plan approval for a temporary storage container during construction)

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 noted that the application for this new home was approved without a lighting plan in order to help the applicant move forward with the building process. The applicant has returned for approval of the lighting plan and to add a temporary storage container during construction to the site plan. Ms. Jaclyn Tyler, a lighting manufacturer professional, reviewed the lighting plan and the updated, corrected photometrics information. She said they removed the gable lights and replaced all the fixtures with dark sky compliant lights. Ms. Rudolph said she appreciated the removal of the gable lights and the dark sky compliant lights but was not expecting to see more lights on the columns and the high wattage that remains on the plan. Ms. Tyler said they will substitute with a lower wattage sconce on the front columns. Ms. Rudolph added that the Planning Board received another letter of concern from a neighbor about the bright lights but progress is being made. Mr. Stein noted how the applicant addressed the Planning Board's concerns in regards to lighting. Mr. Tim Allen, engineer, said they have added to their application the request for a temporary storage container to be on site during construction as they need to store materials securely on site. Mr. Knorr said once framing is done they should be able to store their materials in the garage. Ms. Wing agreed and said the storage container should be for a limited time and should be removed from within the setback line. Mr. Perry said he can make sure it is removed after the applicant passes the framing inspection. Mr. Nathan, a neighbor, said the storage container can be closer to him than the applicant's other neighbor if needed. The applicant will relocate the container.

Mr. Stein made a motion to approve the lighting plan with reduced wattage on exterior lighting to be reviewed by Mr. Perry, Ms. Wing seconded the motion. All members voted in favor. The lighting plan with reduced wattage is approved.

Mr. Bria made a motion to amend the existing resolution for the site plan to include a storage container to be on site for not to exceed 12 months, Ms. Jankus seconded the motion. All members voted in favor. The amended resolution for the temporary storage container on the site plan is approved.

Christopher Milone

44 Lower Trinity Pass Road

Block 9455, Lot 7

Application to build a detached 2 car garage and one-story addition with crawl space.

Zoning District: R-1A, Acres: 1.96 Other Boards: Water Control Commission Approved

Mr. Frank Ambrosino, architect, reviewed the plans for the new garage and one-story addition to the house. He noted they have already received approval by the Water Control Commission. Ms. Rudolph noted that they observed the layout of the proposed work on the site walk and reviewed the items in the Town Engineer's memo. She asked for a draft resolution to be prepared. Mr. Keith Betensky, counsel, asked for a conditional approval since the Planning Board is not meeting in August. Ms. Rudolph and all Board Members agreed to a conditional approval. Ms. Dür explained that a conditional approval would require the applicant to address all items in the Town Engineer's memo which includes submitting a Common Driveway Performance Restoration Bond and the resolution will be reviewed and signed by Ms. Rudolph.

Ms. Rudolph made a motion for a conditional approval subject to all outstanding items from the Town Engineer's memo be addressed, Mr. Knorr seconded the motion. All members voted in favor. The application is approved with conditions.

Michael & Natalie Dabney

124 Eastwoods Road

Block 9824, Lot 18

Application to build an addition to an existing barn.

Zoning District: R-3A, Acres: 5

Mr. Sal Triano, engineer, reviewed the updates to the site plan and said the basketball court will be removed. The landscaping plan was submitted after the Planning Board deadline day so it was not part of the Town Engineer's review. Ms. Rudolph said removing the basketball court does help reduce the lot coverage number but this oversized lot does not change the coverage thresholds. She acknowledged the wetlands on the property. Ms. Jankus said they need to review the landscaping plan. Ms. Wing said every application needs to be reviewed on a case by case basis. She said she is on the fence with this application because this barn does have an impact on the neighbors and feels the physical scale and height is concerning. Ms. Wing added that the proposed plan does not meet the increased minimum setbacks so she asked them to revisit the proposed plan. Mr. Stein said the scale made him pause during the site walk and its large scale by the road was concerning since it is a historic road with character. Ms. Natalie Dabney, owner, said they have neighbor support. Mr. Michael Dabney, owner, said they have spoken with all of their neighbors and received their support. He added that they care about the character of the road and neighborhood as well. Ms. Jankus advised the applicant to review the Conservation Board's recommendations for landscaping. Mr. Triano confirmed they will be reusing the stone wall. Mr. Triano acknowledged all updates including a landscaping plan will be submitted by the next deadline in September.

Ms. Rudolph asked the applicant to address all items in the Town Engineer's memo and reevaluate the proposed plan based on the Planning Board's concerns. She asked for a draft resolution to be prepared for the September 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 Approved

Ms. Jody Cross, counsel, reviewed the updates to the site plan and noted this application has been approved by the Water Control Commission. She explained they have moved all proposed work outside of the wetland, reconfigured the driveway and moved the septic. Ms. Cross said they will submit the subdivision file and address all other items in the Town Engineer's memo. Ms Rudolph said she appreciates the massive improvements made to the site plan but they need landscaping information for the new grading plan. Mr. Pitingaro said a buffer is needed between the lawn and vernal pool. Mr. Vagelas Sophias, engineer, said the site plan will include a buffer and a limit of disturbance. Ms. Cross said they are looking for a conditional approval as well. Ms. Rudolph said this application was not delayed because of the Planning Board but due to the initial challenges that did not follow Town Code in the original proposed plan. She acknowledged the coverage numbers improved, the house is more appropriately configured on the site and is now meeting setbacks but reiterated that a landscaping plan is needed and all other items in the Town Engineer's memo need to be addressed. Ms. Rudolph asked for a draft resolution be prepared for the September meeting.

New Business:

Alice M. Stuart Irrevocable Trust, Alice & Ron Stuart
15 Dogwood Hills Road
Block 10052 Lot 6.5

Application to add 120sf to expand and reconfigure an existing bathroom and closet.

Zoning District: R-3A, Acres: 3.961

Mr. Matt Arnott, architect, reviewed the plans for interior renovations and the small addition. He showed the Planning Board pictures to demonstrate the low impact to the existing area and that it is not visible to neighbors. He said he will address all items in the Town Engineer's memo. Mr. Pitingaro noted there is nothing concerning in his memo, just minor information is needed and a Common Driveway Performance Restoration Bond is needed. Ms. Rudolph asked the Planning Board if they are comfortable with a conditional approval where she will review and sign a resolution, all responded yes.

Ms. Rudolph made a motion for a conditional approval subject to all outstanding items from the Town Engineer's memo be addressed including the Common Driveway Performance Restoration Bond, Mr. Knorr seconded the motion. All members voted in favor. The application is approved with conditions.

Herbert Chou
95 Conant Valley Road
Block 9827, Lot 32

Application to build a 18' x 41' pool, fence and spa with stone terrace, expand parking court, new front entry steps, new level lawn, expand wooden deck, create a landing and staircase from parking court to pool terrace, create a storage/pool equipment room below pool terrace, install driveway gates, pave portions of the driveway, relocate septic, site drainage modifications and plantings.

Zoning District: R-3A, Acres: 8.9 Other Boards: Water Control Commission

Mr. Dave Sessions thanked the Planning Board for the informal discussion at a previous meeting. He reviewed all of the proposed work on the site plan. Ms. Tara Vincenta, landscape architect, provided more detail regarding the layout for the walkways, parking court and deck. Mr. Sessions said he will address all the items in the Town Engineer's memo and will submit a full engineering, stormwater and landscaping plans for the September meeting. He noted that he has met with Mr. Chou's neighbor Mr. Ed Rodenbach so he will be addressing his concerns as well. A GML notification will be distributed to Westchester County and Lewisboro. Ms. Rudolph asked for the areas of proposed work be staked for a site walk.

Pound Ridge Fire District
80 Westchester Avenue
Block 9320, Lots 55, 56, 57, 58

Application to expand the existing fire department headquarters including relocating the driveway and site improvements.

Zoning District: PB-A, R-2A Acres: 10.4

Mr. Peter Gallagher, District Chairman, reviewed the plan for the fire department's expansion as they have started their design phase and looking for the Planning Board's feedback. Ms. Rudolph thanked Mr. Gallagher and the other firemen present for all they do for our Town and for the community outreach they have done that explains the need for this expansion. Mr. Gallagher reviewed some of the items in the Town Engineer's memo regarding ADA considerations, the parking spots, how the transformer has to move and the tree in the front of the firehouse that has to be removed. Ms. Rudolph asked if a green space could be created in the front or anything they can do

to soften the space street side. Mr. Pitingaro reviewed paving options. Mr. Perry asked everyone to keep in mind the weight of the fire trucks. Mr. Gallagher noted they hope to break ground next Spring without any interruption to operations. Mr. Jan Johannsen, engineer, said they will be applying to the DEC due to the pond behind the fire house. He said they will also submit a Subdivision/Lot Line Change Application to the Planning Board since they need to merge 2 lots because the proposed addition straddles the property line. Ms. Rudolph said she appreciates all of the PR Fire District consideration.

Pound Ridge Tennis Club, Inc.

2 Major Lockwood Lane

Block 9816, Lot 100

Application to build 4 pickleball courts, 1 new paddleball court and deck, expand the parking lots and build an addition to the existing clubhouse.

Zoning District: R-2A, Acres: 6.97

Other Boards: Water Control Commission

Ms. Rudolph and Mr. Bria recused themselves from this application as they are bond holding members of the Pound Ridge Tennis Club. Ms. Jankus will act as Board Chair for this application. Mr. Chris Hayes, Board Member for PRTC provided an overview on the background of the Club that opened in 1964. Ms. Dawn McKenzie, engineer, reviewed the plans to formalize a parking area and add a new parking lot, add 1 paddleball court and build 4 pickleball courts. She explained that one tennis court is currently being used for pickleball. The only lighting to be added will be for the paddle court similar to the existing paddleball court. Ms. McKenzie said cars are currently parking on a lawn. She said they are allowed to have parking for all 200 members due to Town Code but maximum on courts at one time is 60 so they are not looking to expand to 200 parking spots. They want to formalize where people are parking and widen the entrance of the driveway and allows fire trucks to turnaround. Ms. McKenzie said she explained the new parking lot will have 9 parking spots. Mr. Perry asked if any of the proposed work is on the Bedford part of the property. Ms. McKenzie confirmed all work is to be in Pound Ridge.

Ms. Jankus said she is concerned about the noise caused by pickleball for the neighbors. Ms. McKenzie said they are aware of those concerns so they are looking into sound absorbing material for fencing. Mr. Hayes said they are reviewing what other municipalities have used to control noise to the neighbors and they are hiring a sound engineer. He said they are dedicated to making it as quiet as possible. Mr. Hayes added they want to use trees to make sure nothing is visible from the street. Mr. Teo Siguenza, architect, reviewed the plans to renovate and expand the existing clubhouse. He said they will keep the roof low and replace the windows. The Planning Board discussed the details of the parking lot expansion and the new lot and if there were options with their layouts or locations. Mr. Perry clarified the Town Code. He explained that our Code does allow for 1 parking spot per member but the Planning Board can determine the parking based on actual space and actual use of the Club. Mr. Hayes discussed the levels of activity during the summer and weekends. He explained that interclub matches do not have spectators. Mr. Perry said they will need to contact the WCDOH due to the increase water usage.

Mr. Joseph Merriam, 9 Major Lockwood Lane, expressed concerns about the sound, lights, increased activity and traffic. He added that this expansion will directly impact his property value and his life after living here for 46 years. Mr. Merriam said the noise already echoes to his property without this expansion. Mr. David Firestein, 252 Eastwoods Road, is a member of the Club and also has concerns about the noise, parking and traffic. He noted there will be overlap of cars as players leave and arrive to play. He said no one has solved the sound problems of pickleball throughout Fairfield and Westchester Counties. Mr. Berman, 9 Horseshoe Hill Road West, said he is also concerned about the increase in membership that was approved earlier in the year by the Town Board and parking expansion and additional lot. Ms. Ricky Silbersher, 183 Old Church Lane, said this Club is most important to her and her family. She supports the much-needed improvements to the clubhouse and pickleball is good for the Club and will help it keep it a gem for our community. She read a letter from her mom,

Ms. Joan Silbersher, in support of this application. Peter and Ally D'Agostino, 54 Major Lockwood Lane, said they are in support of anything that is done to improve the road and Club. Mr. Christopher London, 82- and 86-Pound Ridge Road read a statement (attached). Mr. Steve Kushner, 98 Upper Shad Road, asked questions about the impervious surfaces. Mr. Pitingaro reviewed what is included and counts as impervious surfaces and said a full stormwater management plan will be required. Ms. Elaine O'Brien, 33 Austin Hill Road said the Club provides a great community of friends and enjoys the Club. She said the renovations are needed and the Club needs pickleball so they can play at their own Club and not have to travel to other clubs. Mr. Lawrence London, lives in Bedford, agreed the renovations are needed and that pickleball is needed for the longevity of the Club that without it the Club will become antiquated. Ms. Amy Hollander, South Salem, said the Club is trying out growth and not utilizing all 200 memberships allowed and said there is a great need for pickleball.

Ms. Jankus said we need to end the discussion and asked for the areas of proposed work to be staked for a site walk. Ms. Wing said this is the first meeting for all of us to hear about the Club and the site walk will be helpful. A GML notification will be circulated.

Ms. Jankus made a motion to declare lead agency, Mr. Knorr seconded the motion. All members approved the declaration.

Minutes Approval:

Adoption of the Minutes from the May 25, 2023 and June 23, 2023 Meeting

Ms. Jankus made a motion to approve the Minutes from May 25, 2023, Mr. Bria seconded the motion. All members voted in favor. The Minutes from May 25, 2023 are approved as distributed.

Adoption of the June Minutes was postponed.

Executive Session: Procedural Matter

Ms. Jankus made a motion to move into Executive Session, Mr. Knorr seconded the motion. All members approved.

Ms. Rudolph closed the Executive Session and adjourned the public meeting at 10:18pm.

Respectfully submitted



Christeen CB Dür

Pound Ridge Tennis club – planning meeting - 27 July 2023

My name is Christopher London, and I live across Rt. 172 from the Pound Ridge Tennis Club, adjacent to Major Lockwood Road. We have lived here, in the Town of Pound Ridge, continuously since 1940.

My family were early members of the club, after it was begun by Maisie Kohnstamm and Joan Silbersher. My mother was good friends with Maisie, and I got to know her that way.

I wish to comment on the present proposal, and express my concerns about the addition of pickleball courts to the facilities.

I know it is now a very popular new sport.

Yet, it is also an extremely annoying activity to have to listen to, on a regular and daily basis, which neighbors of the club face.

The amount of hits due to the short court represents an increase on paddle tennis, and the noise is louder and more irritating. The NYT's documented this explicitly in their article of June 30, 2023.

And, I already hear the paddle court's ball volleys and player's shouts on many a walk through my property adjacent.

Pickleball is played on a hard non-porous surface.

So, it is a year round activity. And its highly audible ping noise carries for quite a distance and is constant whenever players are using the courts. Hearing the noise is indisputably annoying and unpleasant if you are not playing, but live nearby, as noted already. I am not keen on adding this noise pollution issue to my life here.

So, I am asking that several steps be taken to alter this plan, so as to include some revisions to take account of the substantial change this proposal asks consideration of and permission for.

I note that the Proposed Alteration Plans considered this evening calls out and describes the plantings along Rt. 172 and cites the number and species of the various trees... however the engineer's report does not describe their condition.

The plantings all along the boundary of the club are in a miserable state of care and maintenance. The planted edge is indeed not maintained at all, it is ignored. The trees are ALL overgrown with vines, Virginia Creeper, Poison Ivy, Bittersweet.... And there are several large clumps of vines hanging from the electric wires overhead. The neglect has killed all the smaller vegetation, bushes, and so forth, at ground level. It has also encouraged holes in the tree cover to open up higher up, with resultant damaged tree growth, making the lights of the club plainly visible from Rt. 172. The holes in this boundary property edge also makes the noise from the club more easily heard, and so the paddle courts feel uniquely close and adjacent to my home.

I have written politely several times over several years about this issue, asking the club to consider some maintenance and spring planting schemes. I never had a response to my emails.

So, if changes are afoot at the club, I would like to ask that ALL the lights in use at the Pound Ridge Tennis Club now, be altered to LED bulbs. And also, that the Club install and utilize **passive infrared sensors (PIR sensor)** to turn the lights off when no-one is on/at the courts.

I request this, as I am aware that often the lights are on, and no-one is playing on the courts at all. The resultant look of the present condition is that of an Industrial Estate, instead of a desirable residentially zoned feeling. And, the visibility of the lights from Rt. 172 and across the road, has been observed by me, and specifically commented upon by the people who live at 86 Pound Ridge Road on my property, as well. They find the lights intrusive to their enjoyment of the property, when they go for walks in the autumn, winter and spring months, like I do.

I also understand that now, new types of Directional Outdoor Lights can be purchased which are of a more specific directional nature, so that quite easily

the lights agreed to here can be one's which only direct their light downwards. I would ask that these are the type which should be specified and then can be purchased.

I am not sure what the hours of play are limited to for the paddle tennis courts ? But, I would ask that the Town certainly limit the hours of play on the Pickelball courts to a MORE restricted set of hours. Late evening play is certainly not acceptable for people living adjacent to the courts, as the intrusive noise and the lights, even if pointing downward, are an unwanted intrusion on our lives. It will significantly and noticeably alter the living conditions at our properties. Even if the applicant says that now, no lights are planned for the pickleball courts, that needs to be specified as a permanent condition with their application going forward, to specifically limit this possible change going forward.

I also observe that the planning application requests that more paved surfaces be constructed for parking. The proposal before you this evening includes the request for excavation, and then the creation of a retaining wall treatment on an existing hillside.

I would ask that instead of a hard paved surface proposed below the altered hillside, that a porous PERMEABLE surface be utilized instead for the Retaining Wall on the hillside and the Parking Areas.

The higher than normal percentage of air voids will allow water to pass into the subsoil. And as the Tennis court is adjacent to a pond, it is essentially part of wetland and water absorption and run off system, like much of the Town of Pound Ridge lands are. In this case, the water at the Club runs off into the Croton Reservoir watershed area, and the second larger pond in Bedford is disappointingly not even included in this application's documentation packet.

So, if there is more run off into the pond, and onto the areas by the road from the increasingly intensive storms we now face, and this is exacerbated due to the excavated and walled in parking areas to be created, I may face

more issue with the drainage from Rt. 172, when the water exits the hill and runs across the highway onto/into my property.

I wish to avoid any increase in that potential issue.

I also feel that a permeable surface is a far more green and prudent way to improve less disruptively the landscape of the Pound Ridge Tennis Club, when more paved surfaces are being specifically introduced with the pickle ball courts themselves, if this application is approved.

And now I return to the plantings issue in closing.

I would like to see included in the plans and ongoing maintenance requirements, more trees, shrubs, taller bushes, grasses and/or other vegetation added which will reduce visibility and increase noise absorption. It could also include a deer fence to safeguard the plants future health and prospects. This should be coupled explicitly to/with a specific maintenance requirement, all around the club's boundary along Rt. 172 and Major Lockwood Road. I request this specific measure to ensure that the club becomes and remains a better neighbor going forward.

My central concerns with this request for a change of use and improvements are noise pollution and light pollution.

Each of these have a significant and increasingly important impact on our lives in this town, as its population increases and new demands for the use of our existing lands find themselves coupled to a new set of expectations and 'needs' which this committee is asked and tasked with evaluating and regulating.

Thank you for your time and attention and have a good evening.

Dr. Christopher W. London