

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, September 28, 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
Kelly Morehead, Town Engineer
Jim Perry, Building Inspector

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:

Michael & Natalie Dabney (draft resolution)

124 Eastwoods Road

Block 9824, Lot 18

Application to build an addition to an existing barn.

Zoning District: R-3A, Acres: 5

Ms. Rudolph reviewed the draft resolution. She noted that this is an oversized lot that is encumbered by natural constraints on the lot. Mr. Perry said he will waive the requirement to go to the Water Control Commission to remove the basketball court and blacktop as long as they are careful and use the required silt fence. Mr. Sal Triano, engineer, said he will submit a planting plan and address all items in the Town Engineer's memo.

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

**Welcome Homes NY Building Company LLC, Applicant,
on behalf of Miles & Zabrina Thorson, Owners (draft resolution)**

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, attorney, said they will address all items in the Town Engineer's memo and update the landscaping plan. Ms. Kelly Morehead, Town Engineer said they want to make sure the bedroom count remains the same and that the bonus room is not an additional bedroom. Mr. Perry said they will need a signoff from WCDOH and they will confirm the bedroom count before the Building Permit application. Mr. Andrew Vaccarello, applicant, said they will comply with all requirements. Ms. Rudolph noted that this lot is also a heavily encumbered lot.

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

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

Mr. Ken Okamoto, architect, said they are adding a generator with a sound cover to the site plan and they will label the wetlands. He noted they have received approvals from the Zoning Board of Appeals and the Water Control Commission. Ms. Rudolph asked if they had repositioned the lighting. Mr. Okamoto said he will submit cut sheets for new sconces on the exterior walls. Ms. Rudolph said this is a nonconforming lot. She asked that they speak with the Town's highway department about drainage on the cul-de-sac. Mr. Okamoto said it is a pre-existing condition and he will advise the owner to do so. He added they will add storm bags around the area during construction. Ms. Morehead said there are only small administrative issues outstanding and is confident with the application. Ms. Rudolph asked for a draft resolution to be prepared.

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, said he submitted the Geotechnical Engineering Report and updated the Code Conformance Worksheet after discussing it with the Town Engineer. Ms. Rudolph thanked Mr. Allen for the Report and addressing the Planning Board's concern for the neighbors. She said she appreciates their responsiveness and that they adjusted the site plan so that it fits well and sensibly on site. Mr. Allen confirmed they are removing the caretaker's house and pulled back the deck to stay within the current site line. Ms. Rudolph thanked him for the clear drawings that are so helpful and asked for a draft resolution to be prepared.

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. Rudolph noted that the areas of proposed work were very well staked for the site walk. Mr. Dave Sessions, engineer, said they have spoken with the neighbor and addressed his concerns. He agreed with the neighbor so they pulled the fence off the property line and reduced the length of the fence. Mr. Sessions said he will address all items in the Town Engineer's memo. Mr. Jeff Greenhouse, landscape architect, said he is incorporating the lighting plan they just received this week. Mr. Sessions said the soil test results were omitted from the SWPPP by mistake, so he will revise and resubmit the SWPPP. He explained that they are proposing additional cultec units adjacent to the existing cultec units and the former town engineer, Woodard and Curran, witnessed in the field the testing with the existing cultec units. Ms. Morehead, Town Engineer, said she has spoken with Mr.

Pitingaro and they are fine with Mr. Session's update and will accept the test results from the prior town engineer. Mr. Sessions said they would like to have a gate in between the existing pillars halfway down the driveway. Mr. Perry noted that the gate needs to be a minimum of 16'. Mr. Knorr noted that the width is for the safety of the homeowner. Ms. Rudolph said they need to submit the gate information, lighting cut sheets and photometrics. Ms. Rudolph admired their site plan and how they worked with the topography. She appreciated that they kept the pool equipment in a tight area and worked with the neighbor.

Mr. Bria noted the lights lining the driveway are out of character. Ms. Rudolph agreed and asked that they rethink the driveway lights. She said they are close to approval except for lighting. Mr. Sessions said he hears the Planning Board's concerns and will discuss the driveway lighting with the owner. Ms. Morehead, Town Engineer, asked if the septic was changing. Mr. Sessions confirmed the septic area is not changing but the pump and chamber will be modified. Ms. Rudolph reiterated that the Planning Board feels strongly about the driveway lights, they can return to the Water Control Commission and a draft resolution can be prepared.

New Business:

26 Pound Ridge Road LLC, Deborah Schmidt- member

26 Pound Ridge Road

Block 9818, Lot 16

Application to demolish existing wooden structure and build a new home on the existing foundation/footprint.

Zoning District: R-2A, Acres: 2.57

Other Boards: Water Control Commission

Mr. Julian Staller, Associate Designer, reviewed the site plan including the parking and septic areas. He said they have added a dumpster and will remove 4 trees. Ms. Rudolph noted the proposed work is within the wetlands and reviewed the setback requirements. Mr. Staller confirmed they need to return to the Water Control Commission. Ms. Rudolph said they need to submit architectural drawings for the next submission and the Planning Board will go on a site walk. Ms. Morehead noted that a GML notification is necessary due to the property being on a State road.

Welcome Homes NY Bldg. Co. LLC, applicant, Jared & Margaret Verdi, owners

101 Salem Road

Block 10051, Lot 18

Application to build a new single-family home.

Zoning District: R-2A, Acres: 2.076

Other Boards: Water Control Commission

Mr. Vageles Sophias, engineer, reviewed the plans for a new 4-bedroom house with a basement and gravel driveway. He said there is no basement below the garage. Mr. Sophias said they are incorporating the feedback from the Water Control Commission. Mr. Andrew Vaccarello, applicant, said the orientation of the garage submitted was wrong and the plan on the screen is the correct version; the client chose a front facing garage. Ms. Rudolph said having a garage facing Salem Road is a concern so she asked that the applicant discuss it with their client. She asked that the area of proposed work be staked for the site walk. Mr. Vaccarello, applicant, confirmed that the pool on the site plan is not proposed in this application. Ms. Rudolph said if they want it, they should make sure it is included in the numbers on the Code Conformance Worksheet. Mr. Perry noted that the site plan approval is very specific to the site plan so if it is not included in the proposed work for now, it cannot be on the site plan and they will have to return with another application for the pool. Ms. Morehead, Town Engineer, said a GML notification is needed due to the property being on a State road. Ms. Rudolph reiterated that the area of proposed work be staked for the site walk.

Rafael Mayer
39 Bender Way
Block 9822, Lot 11

Application to reconfigure & expand an existing driveway & paved motor court, replace an in-ground pool & other minor site improvements such as walkways, stairs, & a deck.

Zoning District:R-2A, Acres: 3.352

Mr. Andrew Kuzmich, engineer, reviewed the increased lot coverage and proposed work to improve the center of the property. He said there is no change to the existing home or any removal of the mature trees. Mr. Kuzmich noted he will have the area of proposed work for the motor court and deck staked. Ms. Rudolph noted that the overlap of existing and proposed work on one drawing is very helpful. Mr. Perry said a site walk will be helpful to see the layout of all of the pathways. The Planning Board discussed the existing fence. Mr. Perry said the Town Code allows for 50% of the property or 2 acres, whichever is lower, to be enclosed by a fence. Mr. Kuzmich said the fence is for the safety of their dog and there is a big patio surrounded by a lawn. He added they have an extensive planting plan. Mr. Perry noted that the open roof pergola does count towards lot coverage.

Ms. Tara Vincenta, landscape architect, said she has worked diligently with the owner regarding their landscaping plan to improve the safety around the property which will include some regrading. The owner needs a flat surface from the back door for his elderly parents. She added that they will have a better deck with drainage and it is a soft, natural planting design. Ms. Rudolph said they need to work with the Town Engineer regarding drainage. Ms. Morehead said drainage can not be to the adjacent property and they usually recommend culvert units. Ms. Vincenta said the lot coverage is due to the circular driveway that allows for better, safer access to the house. Ms. Rudolph asked for the area of proposed work to be staked for a site walk.

Albano Realty Assoc. LLC
83 Westchester Avenue
Block 9454, Lot 7

Application to build a space for displaying outdoor kitchen vignettes, to show customers various outdoor kitchen appliances and to demonstrate products in the space a few times a year.

Zoning District: PB-A, Acres: .46

Mr. Bob Huffmire, builder, reviewed the plan to replace the existing storage area and containers by creating a display area for outdoor kitchen appliances in the same footprint. He confirmed the proposed work does not impact the parking lot at all. Ms. Morehead said a copy of the parking easement needs to be submitted. Ms. Rudolph asked if there is enough parking if they host events. Mr. Huffmire said the parking will remain the same and they will move their storage to the bigger warehouse in Bethel, CT. Ms. Rudolph said more detailed plans are needed and they will have a site walk. Mr. Perry said he will revisit the area of proposed work as well.

Informal Discussion: NO TOWN ENGINEER REVIEW

Pound Ridge Library
271 Westchester Avenue
Block 9820, Lot 36

Application to add parking spots.

Ms. Rudolph said this is an informal discussion and not a review of an application. She noted that they have received the traffic study conducted for the Library and applaud it being done but there is no way for the Planning Board to review or suggest any number of parking spots without an actual application with full details of a site plan. She noted that the study highlights 10 additional entrances and exits but does not include what the Library wants to do. Ms. Rudolph said the Planning Board is not equipped to analyze the traffic study and encourages

the Library to submit an actual application. Ms. Bonnie Schwartz, Library Board President, reviewed the traffic study report and discussed the timing of their programs. She confirmed she gave all program information to the consultant who conducted the traffic study. Ms. Valerie Nelson, Library Board Member asked for more guidance from the Planning Board. Ms. Rudolph said the Planning Board can not be prescriptive and the Library needs a licensed engineer to review the traffic study and to make suggestions to them on a site plan. Mr. Knorr agreed and said the Planning Board does not have any preconceived notion about an appropriate number of parking spots or layout for the Library. He said the data will tell the engineer who then can make recommendations. Mr. Stein noted that the timing of programs is important and he is open minded to the number of spots possible. Ms. Rudolph said the application needs to be aligned and adjusted based on the traffic study. She noted that the Planning Board needs to be convinced that it is a safe site plan. Mr. Jankus added that the Planning Board needs to be convinced that additional spots are needed. Ms. Schwartz said she will discuss the feedback with her Board.

Minutes Approval:

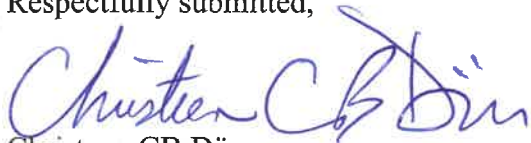
Adoption of the Minutes from the June 23, 2023 and July 27, 2023 Meetings

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

Mr. Stein made a motion to approve the Minutes from July 27, 2023, Mr. Knorr seconded the motion. All members voted in favor. The Minutes from July 27, 2023 are approved as distributed.

Ms. Rudolph adjourned the public meeting at 8:39pm.

Respectfully submitted,


Christeen CB Dür