

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, November 16, 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
Jason Pitingaro, Town Engineer
Jim Perry, Building Inspector

Staff: Christeen CB Dür, Administrator

Called to Order: Ms. Rudolph called the meeting to order at 7:04pm and noted that it was being recorded.

Public Hearing

Pound Ridge Fire District

80 Westchester Avenue, Block 9320, Lots 55, 56, 57, 58

Application to merge 2 lots and expand the existing headquarters including relocating the driveway and site improvements.

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

Ms. Jankus made a motion to open the public hearing, Ms. Wing seconded the motion. All board members voted in favor to open the public hearing for the Pound Ridge Fire District's lot consolidation for comments.

Mr. Peter Gallagher, Chair of the Board of the Fire Commissioners, reviewed the need to merge 4 lots in order to facilitate the expansion of their headquarters. Mr. Jan Johannessen, engineer, reviewed the lots and explained currently, the 4 different lots are in 2 zoning districts. Ms. Rudolph asked if anyone had any questions regarding the lot consolidation. No one asked to speak.

Ms. Jankus made a motion to close the public hearing, Mr. Bria seconded the motion. All board members voted in favor to close the public hearing.

Mr. Johannessen reviewed the lighting plan and noted the fixture of concern was removed. Ms. Rudolph said the photometric numbers made sense and thanked him for the updated plan. Mr. Walter Hauser, architect, noted that some exterior lights would be on motion sensors and the flood lights would be on for only operational use as needed. Mr. Johannessen reviewed the landscaping plan and the size of the tree to be planted in the landscape island. Ms. Rudolph expressed her appreciation of how the Fire District's team has responded to the Planning Board's concerns thus far. She asked if they would review tree options to see if a larger tree could be planted within the landscape island. Ms. Rudolph noted that she asked Mr. Louis Fusco who worked on the Village Green for recommendations for the tree. Mr. Fusco asked if the driveway entrance could be changed. Mr. Johannessen said they have reviewed the driveway options and discussed the site plan again with the Planning Board. Mr. Gallagher noted that they have to keep the fire house operational throughout the expansion project. Mr. Johannessen noted they have met with the Town's highway department, already received approval from the Water Control Commission and awaiting DEC approval. Ms. Rudolph thanked them again for their responsiveness and

reiterated her request for them to review the type and size of tree to be planted to replace the mature elm tree. She also asked for a draft resolution to be prepared for the next meeting.

Old Business:

Rafael Mayer (draft resolution)

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

This application was postponed by the applicant.

Herbert Chou (draft resolution)

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 Approved

Ms. Rudolph reviewed the draft resolution and thanked the applicant for being so responsive to the Planning Board's concerns. She noted an updated site plan with the stone wall and fence that is in keeping with the Town's character and with the driveway lights removed was submitted.

Mr. Stein made a motion to approve the draft resolution, Mr. Bria seconded the motion. All board members voted in favor. The application was approved.

26 Pound Ridge Road LLC, Deborah Schmidt- member (draft resolution)

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 Approved

Ms. Rudolph reviewed the draft resolution and noted the low coverage numbers on the Code Conformance Worksheet. Mr. Julian Staller, design professional, noted they will keep the large tree and address all items in the Town Engineer's memo. He said they will do soil tests after Thanksgiving and are awaiting approval from the WCDOH. Ms. Rudolph noted that the soil testing is already included as a condition of approval on the Town Engineer's memo.

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

Abby R. Simpson

125 Eastwoods Road, Block 9822, Lot 20

Application to demolish & rebuild a house in the existing footprint.

Zoning District: R-2A & R-3A, Acres: 68.15 Other Boards: Water Control Commission

Ms. Rudolph said the site walk helped the Planning Board see the challenges that arose during their attempt to renovate the existing home. Mr. Jim Taylor, architect, reviewed the updated site plan and said he will address all items in the Town Engineer's memo. Ms. Rudolph noted the Planning Board received letters of concern about

the existing home being demolished but explained the concerns raised in the letters are not appropriate for the Planning Board since they are not an architectural review board. Ms. Rudolph noted that this property is contiguous with another large lot totaling 88 acres and asked if a conservation easement was being considered. Mr. Taylor said there has been no discussion with the applicant of that nature but if it was required they would include it. Ms. Rudolph said the goal of the Planning Board is to approve applications that are mutually beneficial and this application that proposes demolishing the existing home gives her pause and just wondered if an easement was possible. Mr. Charlie Martabano, counsel, said he was not sure he understood the concern and that an easement has not been discussed since it is not required by the Town Code. He noted that if any further development was being considered they would have to come back to the Planning Board at that time. Mr. Martabano confirmed an easement is not being considered or proposed at this time. Ms. Rudolph said it was not unusual to bring up a possible easement for a property of this size. Mr. Louis Fusco, landscape architect, said the applicant wants to enjoy the property and age in place. Mr. Taylor noted the applicant purchased the neighboring lot to save it, not divide it. Mr. Tim Allen, engineer, said the remainder of the property is fairly constrained so an easement is not needed.

Ms. Wing reviewed the Code Conformance Worksheet. She said the Planning Board has to balance the rights of the owner and coverage. Mr. Dow said Ms. Wing's comments resonated with him. Ms. Jankus said the Planning Board needs to look into the future of the property. Mr. Allen confirmed there are no plans for further development. Mr. Pitingaro reviewed the outstanding items in his memo. Mr. Martabano said they are ready to respond to all items in the Town Engineer's memo and asked for a draft resolution to be prepared. Ms. Rudolph asked if anyone had concerns about a draft resolution being prepared, no one expressed concern. Ms. Rudolph asked for a draft resolution to be prepared for the next meeting.

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. Vagelas Sophias, engineer, reviewed the updated site plan and DOT requirements. Mr. Pitingaro reviewed the driveway and drainage. He said the applicant has drainage issues to resolve. The Planning Board discussed swales and overall drainage. Ms. Rudolph noted the Planning Board went on their site walk but they are not ready for a draft resolution since they need more information about drainage and the DOT information. Ms. Rudolph advised the applicant to come back after they hear from the DOT. Mr. Perry noted that the DOT will have clear recommendations for the applicant. Mr. Bria also noted that the applicant wasted the Planning Board's time when they did not have the property staked during their first attempt at a site walk. He noted the importance of having the area of proposed work being properly staked. Mr. Vageles expressed his appreciation to the Planning Board who volunteer their time and their effort and apologized on behalf to the applicant's team. He confirmed he will return with more information.

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, Zoning Board

Ms. Dür noted that a letter of concern was received by Joan and Ricky Silbersher and it will be distributed to the Planning Board and the applicant (letter attached). Ms. Jankus, as Board Chair for this application, asked the applicant why they had returned to the Planning Board before going to the Zoning Board and Water Control

Commission. Ms. Dawn McKenzie, engineer, explained they wanted to finalize the parking plan and continue to work with Mr. Pitingaro before going to the other Boards. She explained they have moved parking away from the pond. Ms. Wing said she appreciated seeing the parking change closer to the road than the pond. Ms. Jankus noted that the Water Control Commission will want to have detailed information about proposed plantings. Ms. McKenzie said they are working on a more detailed landscaping plan. Ms. Danna Cuneo, environmental consultant/principal scientist, reviewed the details of her updated noise analysis. She explained they conducted more testing on all sides of the Tennis Club. Ms. Cuneo discussed the various barriers including the berm and fences. Ms. Jankus noted that the fences specified do not allow for the wildlife to pass through. Ms. McKenzie confirmed there will be space at the bottom for wildlife to pass through. Mr. Perry reviewed the fence requirements according to the Town Code- 4' fence is allowed 30' from the property line. Ms. Jankus and Mr. Stein said they are not fans of the fence and hope they consider more plantings. The Planning Board discussed the plantings and fence options to help mitigate noise. Ms. McKenzie said the existing berm is stable and they prefer not to touch it. Ms. Jankus asked them to soften the fence with plantings and bunny holes. She asked them again to go to the Zoning Board and Water Control Commission before returning to the Planning Board.

Ms. Wing said they need to discuss lot coverage. She noted that this is a unique, commercial use but it is important to find a balance in regards to coverage especially since it is within a residential neighborhood. Ms. Jankus said the Water Control Commission will have a lot of input on parking that will impact the lot coverage. Ms. McKenzie confirmed she will appear before the Zoning Board and Water Control Commission next and return to the Planning Board with a detailed parking and landscaping plan.

New Business: NO TOWN ENGINEER REVIEW

Jean- Laurent Pouliot

24 Patterson Road

Block 9817, Lot 16.9

Application for an accessory apartment.

Zoning District: R-3a, Acres: 3.06

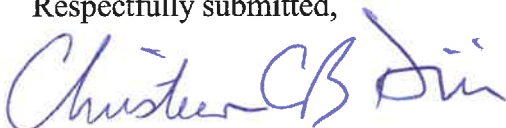
Ms. Rudolph noted that this is a procedural matter for an existing accessory apartment. She noted that the work was completed with permits and has their Certificate of Occupancy but it needs to be formally recognized as an accessory apartment. Ms. Rudolph said it is compliant with our Town Code. Mr. Perry said he just needs their approval in order to amend the Certificate of Occupancy.

Mr. Bria made a motion to amend the Certificate of Occupancy to recognize an accessory apartment, Ms. Jankus seconded the motion. All board members voted in favor. The application is approved.

Minutes Approval: Adoption of the Minutes from the October 26, 2023 meeting was postponed.

Ms. Rudolph adjourned the public meeting at 8:44pm.

Respectfully submitted,



Christeen CB Dür

Nov 16, 2023

I write this letter along with my mother Joan, regarding the Pound Ridge Tennis Club board's current proposal for improvements and growth. We are the founding family of PRTC.

Mom is now 94, but the club is fresh in her heart and mind as the most profound contribution [among the many] that she has made to our community, because it is a real, lasting, and precious gathering place enjoyed by many generations so far and many to come. She has created a home that will in fact outlast us all.

Joan's vision was to build a small, earthy, accessible, affordable, volunteer and communally run club for the pure enjoyment of tennis and paddle... "no fat." But her main priority was to design it all very carefully so that the facilities were positioned to sit in a sweeping space of natural beauty, allowing the land to be the dominant feature of the club on-going. Through the decades, the landscape has had many haircuts, but the space, grounds, and multiple ponds have been faithfully maintained, casting their uncommon character of welcome and earthiness that gives our club its strong appeal and defines its value as the unique gem that it is.

The PRTC board's current proposal for improvements has some very exciting elements. The clubhouse (designed with the help of early member and architect Jack Faxon) suited its era and the needs of those times, but that structure is now riddled with problems and long past its expiration date. Mom has seen the plans for the clubhouse replacement and takes no pause in saying that it looks to be a godsend with all its glass for greater spectating and its improved facilities and layout for more effective function flow. She does add that the scheme should remain in earth tones of tan/brown (like the original plan for the existing structure) to blend in with the wooded surrounds, rather than the proposed harsh/cold grays of the current draft.

Joan is also in definite support of expanding the platform tennis facilities, since this is an original and established component of the club's athletic infrastructure and has a proven value that deserves to grow and has the existing land footprint to allow this unobtrusively. Both the clubhouse and the platform tennis plans proposed by the board feel in keeping with Mom's constitutional vision as a healthy investment in maintaining the club's character and well-being for the benefit of all.

It is clear there is also great enthusiasm and energy that has been invested by some interests within the club for even further additions—specifically parking expansion and dedicated pickleball courts. But the way those plans read, there does not seem to be enough truly balanced and accountable understanding about the profound impact and irretrievable losses that carving up all the land to make way for those ambitions would actually have.

The current parking growth plan envisions slicing right into the meaningful landscape that is the defining "Welcome Mat" that we all know, enjoy, and value as the entry walk into the club. The plan suggests packing shiny metal cars on top of that from side to side, engulfing the naturally open and fringed pond and becoming a glaring parking lot backdrop to Courts 1-3. Suggesting new pickleball courts and additional parking on the other side Courts 1-3, means the same on that side too, so that suddenly all undeveloped open land within eyeshot would be gobbled up, car and other new activity noises and busy imagery would amplify greatly, and no visible sweeping expanses would remain. This part of the plan

proposal simply does not feel in sync with the club we have all joined, loved, and should be responsible for protecting. Protection does not mean prevention; it simply means thoughtful evolution that is not too hungry with ambition to pace itself in order to find sustainable solutions.

That said, Joan and I would like to respectfully suggest the following — that the proposed board's plan be considered by the town in two phases:

Phase One would be the clubhouse replacement along with its structural integration with an additional platform tennis court — all as currently proposed.

Phase Two would become a future consideration of viable parking redesign, and adjusted design of any pickleball facilities — reworked after collaborating again with all members, and resubmitted to the town upon completion of Phase One.

This approach feels healthiest and is crowded with positives. If split into phases:

- It would allow the sizable cost of an enormous development plan never before tested at the club, to be spread out. Whatever levies the members would be taxed, would be reduced and more fairly applied. Reminder that this has never been a costly country club and many of the members have been attracted to its affordability. To expect all members to absorb huge extra fees is not right, regardless of any generous benefactors.
- Only half of the club grounds would be cordoned-off for construction, so that the tennis facilities and grounds could still be enjoyed, no matter how long it were to take. If parking and pickleball plans were accelerated on top of that, it could paralyze almost all the facilities and risk effectively closing the club down if Phase Two type construction was delayed or did not proceed as hoped... which we all know is a plausible threat. Risking the club becoming entirely inoperable is not responsible.
- The clubhouse and paddle construction phase could prove to the membership and the town the level of quality, thought, and care that our club can be trusted to complete. We should be held to test standards in that way. Once it is clear how beautifully and effectively Phase One turns out, and how well our membership is able to absorb the big changes and expenses of it, any additional designs would deserve the respect and consideration hoped for.

We know there has been enormous work put in by some members to dream big, and this is deeply valued and applauded. Like everyone who has rolled their sleeves up and put in the grunt work for the past 60 years, they are absolutely heroes who volunteer their energy to make PRTC what it has always been — a simple club.

Joan and I hope our insights are healthy additions for consideration in our whole membership accomplishing its dreams in a balanced and responsible way.

With respect,

Joan & Ricky Silbersher