

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, January 25, 2024 at 7pm**

Attendees:

Board Members: 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. Jankus as Board Chair for this meeting called the meeting to order at 7:04pm and noted that it was being recorded.

Old Business:

**Kevin Gan, Oberon Foundation
314 Stone Hill Road, Block 9816, Lot 74**

Application to build a 1,200 sq. foot accessory structure for at least 1 artist at a time for 3 to 4 months or longer depending on the artists' needs. The Art Studio will be used strictly by the residents involved in the Artists in Residency Program.
Zoning District: R-3A, Acres: 4.452

Ms. Dür explained that the application that was approved on February 16, 2023 had expired since they never filed for a building permit. They are requesting a one-year extension on the approval and confirmed there are no changes to the approved site plan.

Mr. Stein made a motion to approve the one-year extension for the approval, Mr. Knorr seconded the motion. All members voted in favor. The extension is approved.

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

Mr. Andrew Kuzmich, engineer, said he will address the remaining items in the Town Engineer's memo. Mr. Pitingaro said he will finalize stormwater and other items with the applicant.

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

**Chris O'Donnell
17 Bayberry Way
Block 9820, Lot 34.2**

Application to build an accessory dwelling unit addition to the existing home. Kitchen, Living, Bedroom, Office, Bathroom, Mudroom and Laundry.
Zoning District: R-2A, Acres: 4.44

Mr. James Best, architect, reviewed the updated site plan and coverage. He said he added dimensions to the stone wall and reviewed the existing parking area, the entrances and lighting. He confirmed they are using recessed lights that face downward. Mr. Best said he will call Mr. Pitingaro to go over the rain garden and other items in the memo. Mr. Leonardo Sheppard, 23 Bayberry Way, expressed his concerns over the construction access, impact on his property, screening, landscaping debris and lighting. Ms. Dür said he submitted a letter to the Planning Board and it was also shared with the applicant. (Letter is attached.) Ms. Wing said the Planning Board can only address items that relate to this application. Mr. Stein asked Mr. Sheppard to communicate with his neighbor outside of the Planning Board for items that do not relate to this application. Mr. Perry noted that if any construction work is done on a Sunday, he can call the police who will respond and notify him so he can shut it down on Monday morning. Ms. Wing noted that the construction access looked ok but they will review it again with Mr. Pitingaro. Mr. Best said the construction access has to be at the location on the site plan due to the grading. Mr. Perry said part of Mr. Sheppard's concern is that the construction access could migrate closer to his property but told him he can enforce where it is on the site plan.

The Planning Board discussed screening, lighting, increased minimum setbacks, grading and style of the home with the applicant. Ms. Jankus and Ms. Wing both noted how the Town and the Planning Board support Accessory Dwelling Units. Mr. Bria noted how the Planning Board is sympathetic to the concerns of the neighbor and asked the applicant to consider adding screening to their application. Mr. Best said he will review all items of concern with the owners.

Alice Kawasaki
312 Salem Road
Block 10047, Lot 96

Application to rebuild an existing home using existing footprint and foundation. Add a garage to the front of the property.
Zoning District: R-2A, Acres: 2.12

Mr. Steven Barbot, contractor, reviewed the sequence of work to rebuild the home and the lighting plan. Mr. Pitingaro said he will go over the technical issues listed in his memo with the applicant but they need individual cut sheets. Mr. Stein noted they did not see any challenges on the site walk. Ms. Jankus said she has concerns about seeing the lighting from the road and reminded the applicant about the request to use dark sky compliant lights. Ms. Kawasaki, owner, said she did not mind changing the lights to be on the ground and dark sky compliant. Mr. Barbot said he will go over all items with Mr. Pitingaro and submit the information requested.

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 approved

Mr. Vageles Sophias, engineer, said he will review all items in the Town Engineer's memo and that the DOT had no comment about the driveway location. Mr. Pitingaro said he needs to submit his DOT approval and steep slope information. He noted that the lot has a lot of rock and steep slope constraints. Mr. Sophias said they are making sure they are not working near the wetlands or the steep slopes. Ms. Wing said a landscaping plan is needed. Mr. Pitingaro said they also need to come back with the WCDOH approval. Mr. Perry noted that he did

hear from a neighbor at 5 Donbrook who is concerned about screening on the north side of the applicant's lot. Mr. Sophias said he will discuss screening with his client which would be mutually beneficial.

New Business:

Gregory & Erika Lellouche

32 Beech Hill Lane

Block 9820, Lot 81

Application to build a garage addition and stairs.

Zoning District: R-3A, Acres: 3.05

Mr. Bill Bateman, architect, said he will address all items in the Town Engineer's memo and reviewed the updated site plan, existing garage and driveway. Ms. Jankus noted the impact of the tennis court on their coverage. Mr. Bateman noted that this lot is next to Town property. Mr. Bria said the tennis court is close to the property line. Mr. Perry said this is highly developed lot that is an example of increased minimum setbacks was created in our Town Code. Mr. Perry said the applicant received a variance for the tennis court. Mr. Bateman will return with more information as requested in Mr. Pitingaro's memo. The Planning Board will go on a site walk and asked for the area of proposed work to be staked.

Giovanni Nanna and Michelle Argila

8 Maclean Drive

Block 10047, Lot 56.1

Application to divide 1 lot into 2 lots in order to create a 2nd buildable lot.

Zoning District: R-2A, Acres: 5.14

Ms. Michelle Argila, owner, said they will address the Town Engineer's memo and reviewed the applications to the Zoning Board and the WCDOH. Mr. Bria said it looked like the proposed new lot would not meet Town Code. Mr. Perry noted that each lot has to have 2/3 dry land and that could not be determined with the information provided. Mr. Loveless said the applicant needs to go to the Zoning Board first. Mr. Perry said if the Zoning Board declines their application, then the subdivision application can not move forward, if yes, they need to go to the Water Control Commission next. Mr. Pitingaro said the requirements are clear but the site plan submitted is not clear. Mr. Loveless said they need to determine what amount of variance is needed. Ms. Argila said they will review the information and determine next steps. The Planning Board will wait to do a site walk.

Marc Vandenhoeck, applicant

Jeanne Hardy Sloan & Thomas Hardy, owners

26 Hemlock Hill

Block 9320, Lot 93

Application to demolish an existing home down to the foundation and to build a partial new foundation with a new 2 story wood frame residence. Existing septic and existing well to remain.

Zoning District: R2-A, Acres: 2.059

Mr. Marc Vandenhoeck, applicant and builder, reviewed the sequence of proposed work, the large driveway and the relocation of the garage. He reviewed the planting and lighting plans. Mr. Vandenhoeck noted that there will be no development in the wetland buffer and reviewed the setbacks and coverage. He said the existing pool is in good condition and they will add a new patio. Mr. Vandenhoeck reviewed the new HVAC system that includes geothermal, ground source heat pumps. Ms. Jankus said they will go on a site walk and asked for the area of proposed work be staked including the driveway.

Minutes Approval: Adoption of the Minutes from the October 26, 2023, November 16, 2023 and December 14 Meetings

Mr. John Bria made a motion to approve the Minutes from October, November and December, Mr. Knorr seconded the motion. All members voted in favor. The Minutes are approved as distributed.

Ms. Jankus adjourned the meeting at 8:23pm.

Respectfully submitted,
Christeen CB Dür

