

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, February 27, 2025 at 7pm**

Attendees:

Board Members:

John Bria
David Dow
Gail Jankus
Rob Knorr
Kelly MacMillan
Jonathan Stein
Rebecca Wing

Advisors:

Kelly Morehead, Town Engineer
Jason Pitingaro, Town Engineer
Jim Perry, Building Inspector

Town Board Liaison:

Namasha Schelling

Conservation Board Liaison:

Melinda Avellino

Administrator:

Christeen CB Dür

Ms. Wing called the meeting to order at 7:05pm and noted that it was being recorded.

Old Business:

Alyssa and Brian Ferenz (draft resolution)

223 Westchester Avenue

Block 9820, Lot 15.2

Updated site plan with no changes to existing common driveway. Application to build a new single-family resident, connecting to the footprint of the existing garage, associated activities including drainage and septic.

Zoning District: R-2A, Acres: 2.54

Mr. John Conte, landscape architect, explained they were unable to reach an agreement with the applicant's neighbor regarding modifications to the shared driveway entrance. As a result, they revised their plans to avoid any work on the neighbor's portion of the stone wall or within the easement. The driveway entrance will remain as is, with no changes or demolition proposed.

The Board discussed the revised plans. Ms. Wing expressed disappointment that an agreement couldn't be reached to improve the driveway entrance for the safety of both properties since the previous proposed plan had better visibility and hopes it can be done in the future. Ms. Wing reviewed the updated draft resolution that removed requirements related to the neighbor's consent.

Ms. Jankus made a motion to approve the revised resolution, Mr. Stein seconded the motion. All Board Members voted in favor. The application was approved.

Adam Greto, applicant, Martin Nass, owner

86 Old Logging Road

Block 9317, Lot 76.16

Application to clear .61 acres and build a new single-family residence.

Zoning District: R-3A, Acres: 3.0

This applicant postponed to a future meeting.

Joy & John Samanich
8 Saddle Ridge Road
Block 10036, Lot 17

Application to build an addition for a mud room and 2nd floor recreation loft.
Zoning District: R-3A, Acres: 3.0204

Mr. Darren Mercer, architect, reviewed items from the Town Engineer's memo and asked about the request for a copy of the subdivision plat. Ms. Wing explained the Planning Board needs proof that the 2nd curb cut was existing prior to changes in our Town Code and more information about the addition is needed. Mr. Perry noted more information about the pool fence is needed since it is not shown entirely around the pool on the site plan. Ms. Wing asked for a draft resolution be prepared for the next meeting that can be voted on if all information is received by the next deadline.

Town of Pound Ridge
Recreation Department
199 Westchester Avenue, Town Park
Block 9820, Lot 8

Application to replace an existing shed with a new shed in the same footprint and install a new shed (8x8) across from the existing maintenance building. Remove an existing swing set closest to the pool house and install a new open, covered shelter.
Zoning District: R-3A, Acres: 33.9

Ms. Drea Russo, Recreation Supervisor, provided an update on the proposed shelter and shed locations. The camp storage shed will be placed behind the existing camp office. The baseball storage shed will be moved to its originally proposed location near the batting cage.

Ms. Wing made a motion to open the public hearing. Mr. Stein seconded the motion. All voted in favor. The public hearing was opened.

No one asked to speak during the public hearing.

Mr. Knorr made a motion to close the public hearing. Mr. Stein seconded the motion. All voted in favor. The public hearing was closed.

The Board discussed some concerns about the removal of playground equipment and potential issues with bees around the new structures. Ms. Russo assured the Board they would look into replacing the swings and would take measures to control bees, such as using special trash cans that have been effective at other facilities.

The Board noted that since the project is within 500 feet of a State road, a GML circulation will be done. Ms. Wing asked for a draft resolution be prepared for the next meeting.

New Business:
Sarah & Grant Webb
216 Trinity Pass
Block 9820, Lot 48

Application to install a new pool, patios and barn.
Zoning District: R-3A, Acres: 3.091

Mr. Louis Fusco, landscape architect, reviewed the proposal is to install a pool, patio, and barn. He noted they already received a variance for the barn location from the Zoning Board of Appeals. The Board expressed some concern about the structures being located within setbacks and asked why they couldn't be placed elsewhere on the property. Mr. Louis Fusco explained the placement was driven by the desire to add a bathroom near the pool without triggering septic system changes. Ms. Wing requested a lighting and landscaping plan. Mr. Fusco noted that the house is not Landmarked but Mr. Grant Webb is a member of the Pound Ridge Historical Society.

Ms. Wing said they will go on a site walk to better understand the proposed layout and potential impacts. She asked the area of proposed work be staked and the property line to be flagged for the site walk. Ms. Wing noted receipt of one letter of concern from Mr. Clive Rosendorff, a neighbor and they will take him up on his offer to let the Board walk his property as well.

Mike & Caroline McCleod
150 South Bedford Road
Block 9317, Lot 78.9-1

Application to remove & replace an existing pergola with a one-story addition including 1 small bathroom, enlarge the existing terrace & stone retaining wall.
Zoning District: R-3A, Acres: 4.339

Mr. Rob Knorr recused himself for this application. Mr. Brad DeMotte, architect, reviewed the Code Conformance Worksheet and the layout of the proposed work. He noted there are no plantings proposed. Mr. DeMotte said he will review the stormwater management plans with the Town Engineer. A GML circulation will be done due to the property's proximity to the Town of Bedford. Ms. Wing noted that it was a straight forward application but a site walk was needed. She asked for the area of proposed work to be staked.

Mitch Rubin & Audra Zuckerman
38 Old Stone Hill Road
Block 10047, Lot 16.1

Application for an addition to a residence, construction of a gym, garage and modifications to the driveway.
Zoning District: R-3A Acres: 9.158

Mr. Glenn Ticehurst, architect, reviewed the proposal to expand the existing residence, relocate the primary bedroom to the 1st floor, remove and replace the existing garage and gym. The project would also modify the existing driveway and parking area to improve safety and access. A new septic system is proposed as well. The Board expressed some concern about all improvements being within the increased minimum setback despite the large lot size. They agreed to conduct a site walk to better understand the layout and potential impacts, particularly given a neighbor's letter of concern. Mr. Ticehurst explained the layout is due to the topography and wetlands on the property.

Mr. Michael Sirignano, counsel on behalf of adjacent property owners Val and Janet Ricca, expressed concerns about the large scale of the proposed additions, impacts increased minimum side setbacks and lot coverage, potential runoff issues, and construction disturbances. Mr. Sirignano said he will submit a letter of concern before the next meeting and invited the Planning Board to walk the Ricca's property during the site walk. The Board assured him they would carefully review the stormwater management plans, any exterior lighting and consider

the neighbors' concerns. The Board noted they would need to refer the application for GML review due to its proximity to Ward Pound Ridge Reservation. Ms. Wing asked for the areas of proposed work to be staked for the site walk and said they will walk the neighbor's property as well.

Gregory & Shari Kurzer

69 White Birch Lane

Block: 9031, Lot:212.1

Application to build an addition (286sf), a pergola (264sf), pool equipment cover (80sf), pool cabana (400sf), patio & fire pit relocation (200sf).

Zoning District: R-3A, Acres: 2.0

Mr. Peder Scott, architect, reviewed the existing structures and the proposed work. Mr. Perry reviewed the setback requirements and that the fire pit is not permitted. Mr. Scott said they will remove the fire pit from the site plan. He explained the proposed work is designed as to not impact the septic or trees and no grading is involved. Ms. Wing noted that it looks like all the proposed work is on the existing lot coverage areas but a site walk is needed.

Greg & Kim Manocherian

52 South Bedford Road

Block 9317, Lot 42.9-99

Application to build a 2-story accessory dwelling unit with 2 bedrooms and pantry.

Zoning District: R-3A, Acres: 7.61 Other Boards: Water Control Commission

Mr. Geoff Ringler, architect, reviewed the existing home and proposed work for the accessory dwelling unit. He said they will need to update the septic and will be working with an engineer to assist items in the Town Engineer's memo. Mr. Perry explained that this extra sized lot has an approved paper subdivision on file which was done to prove a subdivision is possible for 2 lots with legal access. This lot has 2 approved primary structures on the lot. This application is for an accessory dwelling unit. Mr. Stein reviewed the Code Conformance Worksheet. Ms. Wing asked for the area of proposed work be staked for a site walk.

16 Colonel Sheldon Pound Ridge LLC/Seth Rosenberger

16 Colonel Sheldon Lane

Block 9816, Lot 37.2

Application to keep existing ADU over garage, enlarge parking area, build previously approved pool.

Zoning District: R-3A, Acres: 4.76

This application was withdrawn due to a change in their proposed plan. They no longer need to apply to the Planning Board for site plan approval.

Avoric Denver Real Estate, LLC

227 Honey Hollow Road

Block 10526, Lot 4.9-1

Application to subdivide the property into 3 lots: Lot 1: 10.9 acres, existing house & pool, Lot 2: 12.5 acres new single-family residence with pool, and an existing tennis court & an existing barn, Lot 3: 10.5 acres new single-family residence with new pool, pool house, and an existing barn. All 3 lots to be accessed by an existing driveway.

Zoning District: R-3A , Acres: 33.9

Ms. Dawn McKenzie, engineer, reviewed the plans to subdivide into 3 lots, each lot has over 10 acres. She reviewed the stormwater and septic plans for each lot. She noted that this application is also for a site plan approval for the second lot and a common driveway on lot 3. Ms. Wing said she will review with Mr. Loveless before the next meeting if site plan approval is needed on lot 3 due to the existing building and proposed common driveway on lot 3. A GML circulation will be done due to its proximity to Lewisboro. This application will be referred to the Conservation Board due to the acreage of the plan. Mr. Perry said he will refer it to the PR Fire Department to review the driveway plans. Mr. Knorr noted that if the driveway goes through the wetlands the application needs to get approval from the Water Control Commission.

Ms. Melissa Marcogliese, a neighbor at 231 Honey Hollow Road, expressed concerns about stormwater runoff and safety due to near accidents. Mr. Perry agreed that runoff is an existing problem in that area. Ms. McKenzie said they will provide site line information for the driveways. Ms. Mary Weir, a neighbor at 225 Honey Hollow Road expressed concern about stormwater runoff as well. Mr. Neil Axelrod, a neighbor at 81 Cross River Road expressed concern about the septic location and the impact on his well. He noted that a lot of vegetation has already been removed. Ms. Wing explained a full stormwater and septic review will be done by the Town Engineer and addressed through this process.

Mr. Stein made a motion to distribute a SEQRA notice declaring the Planning Board's intent to be lead agency, Ms. Jankus seconded the motion. All members voted in favor. The SEQRA Notice of Intent to be Lead Agency will be distributed.

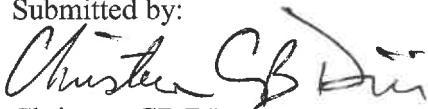
Minutes Approval:

Adoption of the Minutes from November 21, 2024 and December 19, 2024

Mr. Knorr made a motion approve the November and December meeting minutes, Ms. MacMillan seconded the motion. All board members voted in favor. The Minutes are approved as distributed.

Meeting adjourned at 9:12pm.

Submitted by:


Christeen CB Dür