

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

Attendees:

Board Members:

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

Advisors:

John Loveless, Counsel  
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 7:00pm and noted that it was being recorded.

**Old Business:**

**Joy & John Samanich (draft resolution)**

**8 Saddle Ridge Road**

**Block 10036, Lot 17**

Application to build an addition for a mud room and 2<sup>nd</sup> floor recreation loft.

Zoning District: R-3A, Acres: 3.0204

Ms. Wing reviewed the draft resolution. Mr. Darren Mercer, architect, confirmed he updated the pool fence on the site plan after meeting with Mr. Perry. Mr. Perry explained the prior site plan had fencing too short and open on one end with a rock formation but he advised how it needs to be updated to have all four sides comply with Town and State Code.

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

**Town of Pound Ridge (draft resolution)**

**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. Wing reviewed the draft resolution. No representatives from the Recreation Department were present. Ms. Wing noted that the resolution did not include mention of the swing set being removed for the new open, covered shelter, but reiterated the importance of the swing set being replaced when the playground is renovated.

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

**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, presented the updated site plan. Since the site walk, additional screening had been added for the proposed barn. The barn location was approved by Zoning Board of Appeals. The site plan now includes 10-12foot trees, with 5 of them increased to 12-14 feet. An additional 5 evergreens were added under a large Maple tree to provide further protection to the neighbor's pool area. Mr. Fusco addressed comments from the Town Engineer's memo, including protection of the reserved septic area and drainage for the pool drawdown. Ms. Wing asked about the lighting on the barn. Mr. Fusco confirmed there were downlight fixtures on the barn facing the main yard and pool area, with one downlight on the side door facing the grove of Norway spruces. There was no lighting on the opposite sides of the barn. The Board requested a comprehensive lighting plan for the property to address concerns about bright landscape lighting. The applicants agreed to remove all existing lights and submit a new lighting plan for the entire property.

Ms. Wing noted the barn's location in the setback, which had received a variance from the Zoning Board of Appeals. They discussed the reasoning behind the barn's location, including the septic system and the existing landscape. Mr. Fusco explained they didn't want to touch any existing trees and that placing the barn in this location maintained the character of the property and fit the context of historic barns in the area. Ms. Wing agreed that historically barns would be situated along a road. Mr. Webb noted that the barn will be built with a cedar roof and old growth pine that will be grey within a couple of years. Mr. Bria asked if they ever considered merging their lots. Mr. Webb confirmed they did not plan to merge the lots, as it would involve significant work and he has no plans to build any further. Ms. Wing asked for a draft resolution to be prepared for the next meeting.

**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, enlarge the existing terrace & stone retaining wall.

Zoning District: R-3A, Acres: 4.339

Mr. Knorr recused himself for this application. Mr. Brad DeMotte reviewed the updates to the site plan and said he will address the items in the Town Engineer's memo. Ms. Wing asked for a draft resolution to be prepared for the next meeting.

**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, landscape architect, presented the updated site plan. He discussed the constraints of the driveway entrance and parking. He also noted that the current proposal was a significant change from the 2017 application that was withdrawn. Mr. Ticehurst confirmed the planting plan that was approved with the tennis court in the past was indeed completed. He explained the addition includes a one-story gym and garage with a vegetated green roof. Mr. Ticehurst noted there is no increase in bedroom count and but a new septic system would be installed.

Ms. Wing noted the site walk was very helpful. She noted the Board Members visited the neighboring property as well and that it would be difficult to see the proposed improvements from the neighbor's patio area and living space, especially with the additional proposed plantings and low height of the building. Ms. Wing requested a comprehensive lighting plan for the property to address concerns about bright landscape lighting. Mr. Perry noted the lighting was done without permits. Mr. Rubin said it was installed during the pandemic and he did not realize they needed permits for exterior lighting. Mr. Rubin agreed to remove all existing lights and submit a new lighting plan for the entire property.

Mr. Michael Sirignano, counsel, for the neighbors Val and Janet Ricca, read a statement regarding the negative impacts of this application for his clients. His statement is attached to these Minutes. Mr. Val Ricca, expressed concerns about the project's impact on his privacy and quality of life. He discussed past issues during construction and lighting on the property. Mr. Perry noted the applicant's property has had only one stop work order in the past but there were numerous complaints not documented by the Police Department. Mr. Perry explained if there are issues again during business hours anyone can call the Building Department but if there are concerns after business hours or on weekends, they need to call the non-emergency number for the Police Department.

Ms. Wing said explained this application does not need to go before the Zoning Board of Appeals. She explained this application is asking for waivers on increased minimum setbacks, not variances. Ms. Wing said that the proposed structures appeared to have minimal impact on the neighbor's property. Mr. Ticehurst said they will submit a comprehensive lighting plan for the next meeting. Mr. Matt Gironda, engineer, said he will address all items in the Town Engineer's memo. He will also review the roof and skylight information with the Town Engineer.

Ms. Wing asked for a draft resolution to be prepared with a condition that prohibits any subdivision due to the high coverage on the site.

**New Business:**

**Hollow, LLC**

**116 Honey Hollow**

**Block 10255, Lot 1, 2, 3**

Application to build a new 5-bedroom residence and associated septic system and stormwater management facilities; convert existing house to a pool house, convey a portion of the property to Pound Ridge Land Conservancy, Inc. (Richards Preserve).

Zoning District: R-3A, Acres: 19.65

Mr. Jan Johannessen, engineer, presented the layout of the proposed plan for the 3 tax lots with an existing single-family home, septic system, well, and tennis court. The proposal includes building a new 5-bedroom house, converting the existing house to a pool house and changing the lot lines so they can sell the 3<sup>rd</sup> lot just under 10 acres to the Pound Ridge Land Conservancy

to be part of Richard's Preserve. The Planning Board discussed the proposed pool house conversion, a new updated septic system, and stormwater management plans. The Planning Board discussed the subdivision process and the need for clarity on the future of the lot to be conveyed. They requested more information on the status with the Pound Ridge Land Conservancy.

Mr. James Shore, a neighbor, expressed concerns about the visibility of the new structure from the road and the Richards Preserve. Mr. Jan Johannessen gave his contact information to Mr. Shore so they can discuss the plan directly. Ms. Wing said a site walk and more information is needed before they do GML notification to Bedford, the referral to the Conservation Board and the public hearing for the subdivision/lot line changes. Ms. Wing asked the applicant to stake out the proposed locations of structures and lot lines for the site walk.

**Minutes Approval:** Adoption of the Minutes from January 23, 2025 and February 27, 2025

Mr. Dow made a motion to approve the Minutes from January 23, 2025, Mr. Bria seconded the motion. All Board Members voted in favor. The Minutes were approved as distributed.

The adoption of the February Minutes was postponed.

The meeting was adjourned at 9pm.

Submitted by:

  
Christeen CB Dür

## INTRODUCTION

Michael Sisignano, Counsel, statement  
for The Riccas  
32 Old Stone Hill Rd.

I thank Board members for this opportunity to address you again on behalf of Val & Janet Ricca. Through the wonders of technology, I speak to you from Kyoto, Japan where it is morning. I'm on a family vacation but I am taking this time to talk with you because the project before you will have significant and long lasting negative impacts for Val & Janet. Frankly we were hoping to see revised plans that addressed our many concerns but instead the latest submission by the Applicants does not contain any meaningful changes or mitigation.

You have my letter of March 17<sup>th</sup> and I promise not to simply repeat those comments. After my brief remarks, Val is with you in the room and he wishes to address the Board as well.

### New Four Car Garage:

Needs not one waiver from the enhanced setbacks, but two – it should be 100 or more feet from the Riccas' property and 120 or more feet back from the front yard. Applicants are asking Board members for a 50 foot waiver of the side yard and a 22 foot waiver of the front yard enhanced setbacks. These substantial waivers are being asked of you for a 55' 8" long structure, all of which invades the enhanced setback.

Val and Janet will be looking at the back side of a long structure just 50' feet from their yard. Thus approval of this 55 x 24 4-car garage would entirely defeat the purpose and intent of Pound Ridge's enhanced residential setbacks put in the Code to protect abutting neighbors like the Riccas.

#### New Primary Suite, Entrance Hall and Lounge Addition to the House:

This 46 foot wide addition also invades the 100 foot enhanced side yard setback. Applicants claim that their large house addition, as well as the garage and gym, will not negatively impact the Riccas because they are 1-story structures. First, this is simply not true because these structures, being so close to the shared side yard boundary line, will be readily visible from their yard and from the bedrooms of their home. Second, the house addition will have 3 large skylights that will allow light to pour out from the roof and light up the night sky. Val and Janet will be looking down from their second floor bedroom windows onto 3 large skylights. No such roof light currently escapes the existing conditions. Given the Applicants' documented history of overlighting their property, we ask the Board to condition site plan approval of this house addition upon these skylights being removed from the construction plans. Indeed, the green roof now being proposed for the garage should likewise be implemented atop the house addition and the gym as further mitigation of the adverse impacts on the Riccas home and yard.

I note that the amended application is still incomplete in that the proposed new structures and driveway, if approved, would throw the tennis court into non-conformity with the 100' easterly side yard enhanced setback. The application needs to be amended to request a 15' waiver of for the tennis court.

In essence, the substantial waivers being asked of Board members would defeat the very purposes of the enhanced setbacks which are designed to avoid, the greatest extent possible, adverse impacts on adjacent homeowners and to protect the rural character and landscapes of Pound Ridge.

Section 113-37B(1) makes clear that the setback requirements are considered to be the minimum standards necessary to assure the appropriate development and use of land.

The Code doesn't empower your Board to issue waivers simply based on an Applicant's family needs or wishes. Val and Janet understand the Applicants' wish to age-in-place and to provide for the special needs of their child in the future. But site plan approval, like variances, run with the land and are not particular to the current owner. Thus your site plan approval will have lasting negative impacts on the Riccas' house and property long after the Applicants and their family are gone from their property.

Waivers are instead based on site specific factors and should be granted only to the minimum extent necessary. Section 113-37B(2) sets forth the 4 factors your Board must consider before granting a waiver of the enhanced setbacks. I address each factor in my letter and I will not repeat myself. However, in our view, not one of these 4

factors support or justify the granting of such large and impactful waivers.

## CONCLUSION

I'll conclude by first asking Board members to carefully consider the several points expressed in my March 17<sup>th</sup> letter. I also ask you to give consideration to potential alternative plans that would still meet the Applicants' program needs but would substantially lessen the negative impacts on the Riccas. For example, if the new primary suite were added to the easterly end of the house – accessed from the existing living room – then a new garage could be built where the new primary suite is currently being proposed. This would eliminate most of the need for waivers. All other alternatives should be explored before any waivers are granted. Your Board still has much work to do and Janet & Val respectfully ask you to do the work and protect them and the peaceful enjoyment of their home and property.

Thank you.