

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, April 24, 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:

Sarah & Grant Webb (draft resolution)

216 Trinity Pass

Block 9820, Lot 48

Application to install a new pool, patios and barn.

Zoning District: R-3A, Acres: 3.091

Ms. Wing reviewed the draft resolution. She noted that the proposed 5 trees between the barn and neighboring property were to be increased in height from 10-12' to 12-14', which was not reflected in the current drawings. Mr. Paul Fusco, landscape architect, confirmed this change had been noted but not officially submitted yet due to addressing other engineering comments. Ms. Wing suggested adding the tree height increase as a condition in the resolution, as it was important for mitigating impact on neighbors. With this addition, she was prepared to vote on approving the resolution.

Mr. Bria made a motion to approve the resolution with the additional condition that the proposed 5 new trees between the barn and the neighboring property be 12-14' in height, Ms. Jankus seconded the motion. All board members voted in favor. The application is approved.

Mike & Caroline McCleod (draft resolution)

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

Ms. Wing reviewed the draft resolution.

Mr. Brad DeMotte, architect, noted they had submitted some additional materials electronically and in hard copy that day to address items listed in the Town Engineer's memo. Ms. Wing

noted that an inspection of the rain garden was still needed but that could be submitted as part of their Building Permit. She also clarified that the pergola over the patio would not count as building coverage since it lacks a roof.

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

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), and patio.

Zoning District: R-3A, Acres: 2.0

Mr. Peder Scott, architect, confirmed they will remove the fire pit, responded to all comments and submitted updated materials to address minor issues in the Town Engineer's memo. Ms. Wing noted the improvements were within the increased minimum setback but in an already disturbed area and not particularly impactful. She added there is a 6-foot fence between the area and the neighboring undeveloped lot. The Board discussed the pool equipment location.

Ms. Wing asked for a draft resolution including the requirement to remove the fire pit and move the pool equipment outside of the setback in order to avoid the need for a variance be prepared for the next meeting. Mr. Perry confirmed that the slab can stay within the setback as part of the patio.

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

Mr. Greg Caccioppoli, engineer said they had addressed memos from the Planning Board, Water Control Commission, and neighbor comments. The Board discussed changes to the stormwater management system based on recent soil testing. Mr. Caccioppoli explained they would need to adjust the system to put most of it in the front of the property, with a different detention system in the back that doesn't rely on infiltration. Ms. Wing said an updated site plan is needed before drafting a resolution. She noted they also needed more detailed information on proposed exterior lighting, including cut sheets and a photometric plan. Ms. Jankus noted they also need a landscaping plan. Mr. Bria said he objects to the parking court so close to the property line. Ms. Wing noted that the house is also close to the property line and suggested they review the size of the parking court and creating a buffer. Ms. Wing noted that it is a constrained lot and reviewed the location of the house and wetlands. Mr. Stein reviewed the distances on the site plan. Mr. Caccioppoli said he will review and submit for the next meeting.

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 size of the Accessory Dwelling Unit and noted they are still waiting for an approval from the WCDOH. Mr. Perry noted that they do not need DEC approval. Ms. Wing asked for a draft resolution 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, reviewed items listed in the Town Engineer's memo. Mr. Matt Gironda, engineer, presented an updated site plan addressing engineer comments and proposed lighting changes. Mr. Ticehurst confirmed that all existing exterior lighting will be removed. Ms. Wing noted that a photometric plan showing light levels across the property, especially at property lines was needed. Ms. Jankus explained that total lumens of all proposed lighting fixtures is needed. Mr. Michael Sirignano, counsel, representing neighbors Val and Janet Ricca, expressed concerns about the extent of proposed lighting and the overall scale of the project. Statement attached. Ms. Wing discussed these concerns but noted the proposed improvements seemed to be the least impactful option given the site constraints. She noted how the Board visited both the applicant's property and the neighbor's property. Ms. Wing explained they will review the additional lighting information at the next meeting before considering approval. She explained they are not ignoring coverage or setbacks and that this application is for a single-story structure with a green roof in an already disturbed area. Mr. Bria noted that any approval should include a condition of no future subdivision of the property. Ms. Wing agreed and said they look forward to reviewing the lighting information at the next meeting.

Open Space Acquisitions Committee:

The update by Elyse Arnow was postponed until the June 26, 2025 meeting.

Minutes Approval: Adoption of the Minutes from February 27, 2025 and March 27, 2025

Mr. Knorr made a motion to approve the Minutes as distributed from February 27 and March 27, 2025 meetings, Mr. Bria seconded the motion. All Board Members voted in favor. The Minutes were approved as distributed.

The Inn at Pound Ridge: Representatives from The Inn at Pound Ridge asked to speak at the meeting although they were not on the Agenda to discuss a change to their special use permit. Mr. Loveless explained they could not be added to the Agenda since they did not meet the submission deadline therefore it did not allow enough time for a neighbor notification to be done. Ms. Dür noted the next deadline is May 8 for the May 22 meeting.

The meeting was adjourned at 8:30pm.

Submitted by:

Christeen CB Dür

