

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, May 22, 2025 at 7pm**

Attendees:

Board Members:

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

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 7:02pm and noted that it was being recorded.

Old Business:

Gregory & Shari Kurzer (draft resolution)

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, engineer, confirmed no changes were made to the site plan, but he will address the remaining outstanding engineer comments and added a note to the drawings stating that the pool equipment will be relocated outside of the setback. Ms. Wing reviewed the draft resolution. There were no questions or comments from the Board Members.

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

Greg & Kim Manocherian (draft resolution)

52 South Bedford Road

Block 9317, Lot 42.9-99

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

Zoning District: R-3A, Acres: 7.61

Other Boards: Water Control Commission

Ms. Wing noted and Mr. Pitingaro confirmed that the major engineering issues were resolved prior to drafting the resolution. Ms. Wing reviewed the draft resolution. One open issue from the previous meeting was addressed in the resolution regarding potentially regulated wetlands. The resolution included a condition that the applicant would either obtain DEC approval or

Application to subdivide a lot into 2 lots. The existing dwelling would remain in Bedford and a driveway extension to a new dwelling would-be built-in Pound Ridge.
Zoning District: R-3A, Acres: 3.28, existing 6.997 lot is in both Bedford and Pound Ridge

Mr. Dave Sessions, engineer, presented the application to subdivide the lot, creating a new lot in the rear of the property. The plan included a flag configuration to provide the required 50-foot frontage for the Pound Ridge lot, which would be about 4.3 acres in size. The Board discussed the unique situation of having frontage in 1 town (Bedford) for a lot primarily in another town (Pound Ridge). They confirmed that this arrangement was acceptable and had been done before. The Board provided feedback on the proposal, noting that it seemed reasonable and straightforward. They suggested some potential modifications to reduce lot coverage and advised the applicant to consider the shared driveway implications on coverage calculations. Mr. Sessions indicated that he will have a meeting with Bedford's planning board before fully presenting to Pound Ridge's Planning Board. The Board was generally receptive to the concept and will await a formal application.

Minutes Approval: Adoption of the Minutes from April 24, 2025

The Minutes approval was postponed.

The meeting was adjourned at 9:12pm.

Submitted by:


Christeen CB Dür

demonstrate that it was not required during the Building Permit process. There were no additional comments or questions from the Board Members.

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

Adam Greto, owner

Prior Owner: Nass

86 Old Logging Road

Block 9317, Lot 76.16

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

Zoning District: R-3A, Acres: 3.0

Other Boards: Water Control Commission

Mr. Greg Caccioppoli, engineer, presented the updated site plan. He reported that they received approval from the Water Control Commission earlier in the month. Mr. Caccioppoli and Mr. Pitingaro reviewed the stormwater management plan. Mr. Caccioppoli explained they shifted the driveway significantly off the property line to 28.3 feet, allowing enough backup space for a vehicle to comfortably maneuver out of the garage. Ms. Wing asked about the cars shown parked on the landscaped area in the architectural plans. Mr. Caccioppoli acknowledged this was a plotting error and agreed to submit the corrected site plan. Ms. Wing said the 8 light fixtures on the garage need to be dark sky compliant. Mr. Caccioppoli acknowledged the lighting required. Mr. Stein expressed satisfaction with the changes made, particularly moving the driveway back from the property line. Mr. Bria appreciated the diversity of trees and plantings in the landscape plan. Ms. Wing asked for a draft resolution be prepared for the next month's 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 & modifications to the driveway.

Zoning District: R-3A Acres: 9.158

Mr. Glenn Ticehurst, landscape architect, reviewed the updated site plan. The main concern was the lighting plan. Mr. Steven Kay presented the updated lighting plan, explaining that they had cleaned up stray lights in the landscape area and identified only the tree-mounted locations. He clarified that the lights in the trees were mounted within the tree canopy pointing downwards, not upwards. Mr. Rubin, owner, explained that the purpose of the lights in the trees was for safety when walking around the property at night, especially with dogs. They also mentioned that the trees selected were sculptural and the lighting would highlight their structural quality. Ms. Wing and other members of the board expressed concerns about the number of lights and their potential impact on light pollution. Mr. Rubin agreed to reduce the light levels significantly from the previous plan.

Mr. Sirignano, counsel for the neighbors Janet and Val Ricca, read a statement regarding their concerns about the project. They felt that the applicant had made no effort to reduce the size of the buildings or reorient them. They also expressed disappointment with the board for not pushing the applicant to make more changes and expressed their intent to appeal any approval through the courts. Ms. Wing defended their process, stating that they had evaluated the site plan under the Town Code and in relation to the Comprehensive Plan. They explained that their

lack of asking for specific changes didn't mean they hadn't reviewed the application thoroughly. She explained that the only discussion about any application is during these public meetings. Ms. Wing said all new improvements are already within a disturbed area, least impactful to the environment and the Planning Board did a site walk on the applicant's property and per their invite, on the neighbor's property. She also noted that the property will not be subdivided. Mr. Knorr explained how the updated site plan has addressed concerns and noted the green roof for the new structure that can't be seen from the neighbor's property. Mr. Knorr noted how they have asked for more modest lighting throughout the property. Ms. Wing requested the applicant to provide an updated lighting plan showing all existing lights, including the pool light. They also asked for the lights around the gym to be on motion sensors, while the rest would be on timers. Mr. Ticehurst confirmed they will submit updated plans for the next meeting.

Hollow, LLC

116 Honey Hollow Road

Block 10255, Lots 1, 2, 3

Application to build a 5-bedroom residence & septic & stormwater management system & convert existing house to a pool house.

Zoning District: R-3A, Acres: 19.65

The applicant postponed.

New Business:

Giancarlo Pecora

148 Salem Road

Block 9817, Lot 49

Application to build a new 3 car garage with an accessory apartment, expand existing driveway, new basement family room addition, finish existing basement for exercise room, laundry & new half bathroom, new patio, new mudroom & walkway with covered breezeway, shorten existing gravel driveway.

Zoning District: R-2A, Acres: 3.128

Mr. Giancarlo Pecora, owner, reviewed the site plan for basement extension and a 3-car garage with an addition above the garage. The existing house would remain the same, with only minor additions. Ms. Wing noted that the documentation submitted was incomplete, lacking a full site plan with topography, setbacks, and other required information. Mr. Perry explained the application triggered Planning Board approval due to the creation of an accessory apartment.

Ms. Wing advised Mr. Pecora to update the site plan, show the extent of the new site layout, and curb cuts. She explained based on the current submission he also needs approval from the Water Control Commission and apply for a Zoning variance. Ms. Wing said the Board will go on their site walk before the next meeting.

David Rosenberg

94 Honey Hollow Road

Block 10036, Lot 12

Application to renovate & expand existing residence, reconfigure & update hard & soft scaping around the home, build a 1 car detached garage, convert existing cottage to an artist studio, reconfigure the driveway. The bedroom within the existing cottage will be

removed & the residence will be converted from a 2- bedroom to a 3-bedroom home with no net increase to the bedroom count.

Zoning District: R-3A, Acres: 3.779

Mr. Dave Sessions, engineer, explained that the proposal was to renovate and expand the existing residence, reconfigure and update hard and soft scaping around the home, build a 1-car detached garage, convert an existing cottage to an artist studio, and reconfigure the driveway. The project would not increase the total bedroom count, maintaining it at three bedrooms. Ms. Wing noted that the application will need to go to the Zoning Board of Appeals due to a front yard setback variance. She also pointed out that the application will need to go to the Water Control Commission due to wetland buffer encroachment. Ms. Wing said their site walk will help them understand the layout and the extent of outdoor dining and its proximity to neighbors. Ms. Wing asked for the GML circulation to be done.

KKPR, LLC, owner

The Inn at Pound Ridge, applicant

258 Westchester Avenue

Block 9816, Lot 50

Application to update the site plan to reflect seasonal seating arrangements. Indoor tables as marked on the site plan will not be used while outdoor seating is operational. There is no increase to total seat count. Seasonal nature of seating is reflected on the site plan to avoid multiple seasonal submissions. No new construction or land disturbance is proposed.

Zoning District: R-2A, Acres: 2.39

Mr. Pawel Brzezinski, Chief Operating Officer of Jean George for the Inn at Pound Ridge, presented the application to update the site plan to reflect seasonal seating arrangements. He explained that they were seeking approval for 32 seats outside, remove 38 indoor seats while outdoor dining is allowed therefore there will be no increase to the total seat count. Ms. Wing noted that the site plan submitted wasn't comprehensive enough, lacking details on proposed landscaping, noise mitigation, and lighting. They requested a more detailed plan showing all proposed improvements and their proximity to neighboring properties. Ms. Dür confirmed a neighbor notification of 1,000' was done and no one contacted her for the plans or submitted any letters of concern. Ms. Macmillan noted that she lives next to the elementary school and the Inn and has had no noise issues.

Mr. Perry discussed the history of complaints about outdoor seating at the location and the original special use permit that specifically prohibited outdoor seating. Ms. Wing emphasized the need for a thorough review of the new proposal for their Special Use Permit. Ms. Wing said a site walk is needed just like any new application and requested the applicant to submit an updated, more comprehensive site plan for the next meeting. Ms. Wing agreed to draft a recommendation letter for the Town Board meeting on July 1st, pending review of the updated site plan and the site walk.

Informal Review: No review by the Town Engineer.

Thomas Madden

75 Millertown Road

Block 9816, Lot 54