

**Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, July 24, 2025 at 7pm**

Attendees:

Board Members:

John Bria
Gail Jankus
Rob Knorr
Kelly MacMillan
Jonathan Stein
Rebecca Wing, Board Chair
John Loveless, Counsel
Kelly Morehead, Town Engineer
Jason Pitingaro, Town Engineer
Jim Perry, Building Inspector

Advisors:

Town Board Liaison:

Conservation Board Liaison:

Administrator:

Namasha Schelling
Melinda Avellino
Christeen CB Dür

Ms. Wing called the meeting to order at 7pm and noted that it was being recorded. Mr. David Dow was unable to attend.

Old Business:

Mitch Rubin & Audra Zuckerman (draft resolution)

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

Ms. Wing reviewed the draft resolution and noted that the only change to the site plan was the addition of timing specifications for the exterior lights, which would either be shut off at 10pm or be motion-activated. This lighting requirement was included both in the resolution and on the drawings. The Board confirmed that all members had reviewed the resolution and had no further comments.

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

David Rosenberg (draft resolution)

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. Jan Johannessen, engineer, reported that since the last meeting, they had received approval from the Zoning Board and Water Control Commission. He explained that the only substantive

change to the plan involved the wetland mitigation plan. While they had proposed Japanese barberry removal on the northern portion of the property, the Water Control Commission had concerns that this might create erosion problems that would impact the wetlands due to the sloped terrain and watercourse in that area. As a result, this component of the wetland mitigation plan was eliminated. Mr. Johannessen said they will completely restore the meadow on the south side of the property and removing bamboo as part of the wetland mitigation.

The Board discussed the proposed light fixtures, which had been omitted from the submission. Mr. Johannessen explained these would be downward-lit, precast aluminum box lights with 3000 Calvin, 19-watt LED bulbs, placed only by doors. He agreed to submit these specifications with the final drawings.

A question arose regarding a large oak tree that appeared to be in the middle of a septic field according to the plans. The applicant explained that they had tried to superimpose the septic location from health department documents onto their plans and believed the tree predated the septic system. The Board advised the applicant to verify the actual location of the septic system through field investigation before beginning work to avoid disturbing it. The Board also discussed the extensive tree removal plan, with the applicant clarifying that they would be removing about 75% of the evergreens in a certain cluster rather than all of them, and would be completely restoring the meadow, which would create a view across a stone wall.

Mr. Knorr made a motion to approve the resolution, seconded by Ms. MacMillan. All Board Members voted in favor. The application is approved.

John Steever (draft resolution)

214 Eastwoods Road

Block 9828, Lot 28

Application to build a 2-car timber barn garage and driveway adjustments.

Zoning District: R-3A, Acres: 3.44

Other Boards: Zoning Board of Appeals variance received December 16, 2020
Water Control Commission approved May 14, 2025

Mr. Paul Fusco, landscape architect, explained that there were no substantial changes from the previous meeting's presentation. He said they made adjustments to the drainage calculations and modeling for water collection off the driveway. Regarding the barn, it was noted that rather than detailed architectural drawings, the applicant had provided a photo of a similar kit barn product that would be used. The Board expressed that given the remote location of the barn on the property, they were comfortable with this level of detail as long as the building complied with the height requirements in the Town Code. Mr. Fusco confirmed that all exterior lighting would be dark-sky friendly with downward-facing fixtures and zero light trespass onto neighboring properties. Mr. Pitingaro noted that the only remaining concern was to ensure proper separation distance between the stormwater system and the septic system, which the applicant confirmed would be maintained.

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

Richard & Rose Rubino (draft resolution)

245 Upper Shad Road

Block 9317, Lot 83

Application to build a detached 19'4" x 26' garage.

Zoning District: R-3A, Acres: 3.35

Mr. Richard Vail, architect, presented the revised site plan addressing previous comments from the Town Engineer. He explained changes included the addition of a stormwater system at the front of the proposed garage, erosion and sedimentation control notes, and clarification of the 150-foot wetland activity setback. The site plan includes notes about delineating the limits of disturbance prior to beginning work and specifying the amount of fill to be removed from the site. The only proposed lighting consisted of 2 wall sconces on the sides of the garage opening, which would have full cutoff fixtures to prevent light trespass. Ms. Wing noted a typo on the Code Conformance Worksheet showing a front yard setback of 1 foot, when the actual setback is 12 feet. The applicant agreed to correct the sheet. Mr. Pitingaro indicated that there were a few outstanding items related to stormwater and erosion control, but these could be worked out before final plans were submitted and would not affect the garage's location.

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

Jeffrey & Maria Roth

30 Robin Hood Road

Block 9031, Lot 63

Application to build a 11x22 partially out of grade gunite pool with masonry slab steps, terrace and bocce court.

Zoning District: R-2A, Acres: 3.02

Mr. Sean Gerrity, Glen Gate Company, said they had a soil scientist investigate the property who confirmed there were no wetlands present. As a result, they removed the wetlands and wetland buffer from the plan. They also updated the Code Conformance Worksheet to show the distances from structures to property boundaries. The pool equipment and propane tank would be placed at 61' from the property line, which meets the 60-foot setback requirement.

The Board discussed concerns about the fence around the pool. The applicant initially included a stone outcropping as part of the fence, but this would not be compliant with Town Code. Mr. Gerrity confirmed they would be revising the plan to have a fully code-compliant fence that connects back to the house at 2 points. Given the quantity of trees and ledge outcroppings on the site, the applicant proposed flagging the fence line and showing an approximation on the site plan. Another concern was the proposed bocce court's proximity to the septic system. Mr. Perry explained that the Health Department had recently increased setbacks for any development near septic systems, and the bocce court appeared to be too close. The applicant agreed to remove the bocce court and associated terracing from the plans or to research the required setbacks further.

Ms. Wing asked for a draft resolution be prepared for the September meeting, as there was no August meeting scheduled.

New Business:

Daniel & Joyce Walgrove

150 Old Stone Hill Road

Block 10047, Lot 38

Application to build a deck addition off the West/Rear side of the house.

Zoning District: R-3A, Acres: 3.611

Mr. Richard Vail, architect, explained they were proposing a small 78-square-foot deck addition off the west/rear side of the house. The deck would be on the second floor with two 14-inch diameter concrete tube piers that would be hand-dug to minimize impact on the site. The proposed deck would be approximately 202 feet from a small pond on the property, well outside the 150-foot wetland buffer. The applicant requested relief from providing various additional information given the small scope of the project. Mr. Pitingaro agreed this was reasonable, noting that the main concern was just verifying the separation distance to the pond.

Ms. Wing discussed coverage calculations, noting that since the property has a shared driveway, only the portion specifically serving the Walgrove property should be counted in the coverage calculations. Mr. Vail agreed to recalculate and determine if the project would actually be exempt from Planning Board review based on the corrected coverage numbers.

Ms. Wing said the Planning Board will conduct a site walk and asked for a draft resolution be prepared for the September meeting in case the project still required Planning Board approval after recalculation.

Alison Boak

15 High Ridge Road

Block 9320, Lot 2

Application to subdivide 1 lot into 2 lots. Existing home & accessory structures will remain on 3.378-acre parcel, with a new dwelling considered for the remaining 2 acres.

Zoning District: R-2A, Acres: 5.38

Mr. Tim Allen, engineer, explained the proposal to subdivide one 5.4-acre lot into two lots. The existing house and accessory structures would remain on a 3.378-acre parcel, with a new 2-acre lot created for potential future development. The proposed lot line configuration was designed to maintain the existing well on lot 1 and to go around the existing pool. The proposed driveway for the new lot would enter from the road at an existing opening in a stone wall and follow a route designed to minimize tree removal.

Ms. Wing noted that the application needed to demonstrate that lot 1 would remain conforming with the 200-foot circle requirement and that proper building setbacks would be maintained. Mr. Stein expressed concern about the steep slope at the back of the proposed new lot, which slopes down into a wetland and Pound Ridge Land Conservancy preserve. He noted the sensitivity of this area and the importance of preserving the natural viewshed from the preserve.

The Board agreed to notice a public hearing for the September meeting and to conduct a site walk before then. The Land Conservancy will receive notice as part of the public hearing process. The Board approved a distribution for GML review and intent to serve as lead agency for SEQRA.

Minutes Approval: Adoption of the Minutes from May 22, 2025 and June 26, 2025

Mr. Bria made a motion to approve the Minutes from May 22, 2025. Ms. Jankus seconded the motion. All members voted in favor. The Minutes are approved as distributed.

The Minutes from June 26, 2025 were not available for review and approval at this meeting.

The meeting was adjourned at 7:59pm.

Submitted by:

Christeen CB Dür

