

MINUTES OF THE DECEMBER 14, 2017 MEETING OF THE TOWN BOARD OF
THE TOWN OF POUND RIDGE AND PUBLIC HEARINGS HELD AT THE TOWN
HOUSE, 179 WESTCHESTER AVENUE, POUND RIDGE, N.Y., COMMENCING AT
8:00 P.M.

PRESENT: SUPERVISOR RICHARD LYMAN; COUNCIL MEMBERS: BONNIE
SCHWARTZ, JODY SULLIVAN AND DAVID DOW

ALSO PRESENT: TOWN CLERK, JOANNE PACE
DEPUTY SUPERVISOR JONATHAN POWERS
TOWN ATTORNEY, WILLIAM P. HARRINGTON, ESQ.

ABSENT: COUNCILMAN DANIEL PASCHKES

CALL TO ORDER: Supervisor Lyman called the meeting to order at 8:00 p.m.

CALL FOR EXECUTIVE SESSION: None

ANNOUCEMENTS/REMINDERS: Supervisor Lyman announced that the Women's
Republican Committee Holiday Party collected \$1,225 for the New Dawn ARC program.

MINUTES: Acknowledge/correct/accept minutes of the Town Board meeting held
on Thursday, December 7, 2017.

Board Action: Motion by Councilwoman Sullivan, seconded by Councilwoman
Schwartz, all voting aye to accept the minutes of the Town Board meeting held on
Thursday, December 7, 2017.

PUBLIC HEARINGS: To consider and act upon a local law

**1. Amending the Zoning Residential District
Regulations for Accessory Apartments**

Board Action: Motion by Councilwoman Schwartz, seconded by Councilwoman
Sullivan, all voting aye to open the Public Hearing to consider amending Zoning Chapter
113-39 Article V. Residential District Regulations, Accessory Apartments.

It was recommended by the Zoning Board that the Zoning Code for Accessory
Apartments (§113-39) (C) (2) be amended to delete the restriction that accessory
apartments could only be located in an accessory building if that building existed as of
January 1, 2002. In order to encourage affordable housing and provide a benefit to
homeowners who may desire to add an accessory apartment to help cover expenses, the
Zoning Board strongly recommends that the Town Board amend the Zoning Code to
permit accessory apartments in new accessory buildings.

There would be a need for a Negative Declaration from SEQRA and declare Lead
Agency. The new language would read "Accessory apartments" are permitted in
"accessory *buildings*" *existing as of January 1, 2023*, providing the accessory use is
maintained within the "accessory building" with the apartment and providing both the

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apartment and the “accessory building” are in conformance with all applicable health codes, building codes, zoning codes, fire codes and this chapter.

Board Action: Motion by Councilwoman Schwartz, seconded by Councilman Dow, all voting aye to close the Public Hearing to consider amending the Zoning Code Chapter 113-39 Article V. (C) (2) Residential District Regulations, Accessory Apartments.

RESOLUTION #: 169-17

Board Action: Motion by Councilwoman Sullivan, seconded by Councilwoman Schwartz, all voting aye on the following:

RESOLVED, that the Town Board hereby declares the Town Board as Lead Agency in SEQRA purposes for the amended Zoning Code Chapter 113-39 Article V. (C) (2) Residential District Regulations, Accessory Apartments.

RESOLUTION #: 170-17

Board Action: Motion by Councilwoman Schwartz, seconded by Councilwoman Sullivan, all voting aye on the following:

RESOLVED, that the Town Board hereby moves to determine that this is a Type 2 action under SEQRA and the amendment is not of environmental significance.

RESOLUTION #: 171-17

Board Action: Motion by Councilman Dow, seconded by Councilwoman Schwartz, all voting aye on the following:

RESOLVED, that the Town Board hereby adopts a new Local Law 4, 2017 amending the Zoning Code Chapter 113-39 Article V. (C) (2) Residential District Regulations, Accessory Apartments to allow accessory apartments in accessory buildings existing as of January 1, 2023.

NEW BUSINESS:

- **Application of Rob Knorr for a Special Permit for Multifamily Housing project**

Geraldine Tortorella, Hocherman Tortorella & Wekstein, LLP, is representing applicant Robert Knorr for a Special Use Permit for Multifamily Housing Premises, approximately 21 acres fronting on Westchester Avenue and Old Pound Road, Pound Ridge, NY. The proposed project meets the requirements of the Ordinance and is consistent with the

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Town's Comprehensive Plan. The property is located in the Town's R-2A Zoning District in which multifamily housing is permitted by Special Use Permit.

Engineer Scott Blakely of Insite Engineering, explained the Conceptual Site Plan indicating that up to 39 units of multifamily housing in approximately a dozen buildings can be located on the property. There will be a community septic and water supply system and a homeowners association will be formed to own, operate and maintain all common land areas and facilities in the development. They propose one bedroom, two bedroom and three bedroom units. The average will be two bedrooms per unit. There will be 2 parking spots per unit plus ½ space for visitors and an extra ½ space for 2 bedroom units. There will be a one car garage for each unit. There is one point of entry into the development. Per our ordinance, there will be 10% of the project allocated for affordable housing. There are three storm water management areas on the property. There is also a 100 ft. landscaped buffer from Westchester Avenue.

Jon Posner, a resident, said it would be a home run for Pound Ridge to go ahead with this proposed development.

RESOLUTION #: 172-17

Board Action: Motion by Councilwoman Sullivan, seconded by Councilwoman Schwartz, all voting aye on the following:

RESOLVED, that the Town Board hereby authorizes Counsel Harrington and Supervisor Lyman to draft a referral to the Planning Board for their review of this project.

- **Police Department appointment of Police Officers**

RESOLUTION #: 173-17

Board Action: Motion by Councilman Dow, seconded by Councilwoman Schwartz, all voting aye on the following:

RESOLVED, that the Town Board hereby hire two part time Police Officers recently interviewed by the Town Board, Police Officer Charles Hall and Police Officer Thomas Velotti effective immediately.

- **Assessor discuss Cold War Veterans Exemption**

This was tabled to be discussed in the January Town Board meeting.

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- **Association of Towns 2018 Annual Training Meeting**

Every year the Town Board sends a representative to the Annual Association of Towns Training School and Annual Meeting in February and Supervisor Lyman mentioned that as long as he can remember, Councilman Paschkes has been our representative and reported back to the Town Board what he had learned.

RESOLUTION #: 174-17

Board Action: Motion by Councilwoman Sullivan, seconded by Councilwoman Schwartz all voting aye on the following:

RESOLVED, that the Town Board hereby authorizes Councilman Paschkes to be designated as the Town's official delegate to attend the business session of the Association of Towns 2018 Training School and annual meeting, to be held in February 2018 (at a cost not to exceed \$1,300) and to cast the vote of the Town, pursuant to Section 6, Article III of the Constitution of By-Laws of said Association.

- **Liaison Reports**

The Town Board reported on their Boards and Commissions.

FINANCIAL MATTERS

- **Monthly Reports**

The monthly reports have been received from the various departments and are on file with the Town Clerk's office.

- **Pay Bills**

RESOLUTION #: 175-17

Board Action: Motion by Councilman Paschkes, seconded by Councilwoman Schwartz, Board polled, motion passing 3-0 with Councilman Dow abstaining, to authorize payment of bills:

WHEREAS, Councilman Dow have audited claims for payment and have reported that same could be paid, Now, Therefore, Be It

RESOLVED, that the Supervisor be and is hereby authorized to pay the following claims for payment provided there are sufficient funds in the account to which a claim may be charged:

GENERAL FUND	G		\$102,856.56
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HIGHWAY FUND	D		\$ 81,377.66
TRUST AND AGENCY	T		\$ 58,499.65
CAPITAL	H		\$ 0

Board Action: Motion by Councilman Dow, seconded by Councilwoman Schwartz, all voting aye to adjourn the Town Board meeting to reconvene as Parking District Commissioners.

RECONVENE AS THE PARKING DISTRICT COMMISSION

- **Pay Bills**

RESOLUTION #: 176-17

Board Action: Motion by Councilman Schwartz, seconded by Councilwoman Sullivan, Board polled, motion carried 3-0 with Councilman Dow abstaining on the following:

WHEREAS, Councilman Dow have audited claims for payment and have reported that same could be paid, Now, Therefore, Be It

RESOLVED, that the Supervisor be and is hereby authorized to pay the following claims for payment provided there are sufficient funds in the account to which a claim may be charged:

PARKING DISTRICT	ST		\$ 3,174.00
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ADJOURNMENT: There being no further business to come before the Board, the meeting was adjourned at 8:45 p.m.

Joanne Pace
Dated at Pound Ridge, New York
December 15, 2017