

Town of Pound Ridge
Planning Board Meeting Minutes
Thursday, November 20, 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 7pm and noted that it was being recorded.

Public Hearing:

Thomas Madden (draft resolution)

75 Millertown Road, Block 9816, Lot 54

Application to subdivide a lot into 2 lots. The existing dwelling would remain in Bedford and a driveway extension to a proposed dwelling in Pound Ridge.

Zoning District: R-3A, Acres: 3.28, existing 6.997 lot is in both Bedford and Pound Ridge

Ms. Wing asked for a motion to open the public hearing regarding the application at 75 Millertown Road to subdivide a lot into 2 lots. The existing dwelling would remain in Bedford with a driveway extension to a proposed dwelling in Pound Ridge.

Ms. Jankus made a motion to open the public hearing, Mr. Stein seconded the motion. All members voted in favor. The hearing was opened.

Mr. Bruce Vapnitsky, resident at 2 Twin Fawn Lane, expressed concern about the subdivision setting a precedent for other properties in Pound Ridge. He questioned whether the 3.23-acre lot would meet the Town's requirements for septic systems and building codes. Ms. Wing confirmed that a review by the Town Engineer had determined the lot does meet all code requirements for a sub dividable lot, and that subdivisions have been done many times before for a lot of this size in the Town.

Mr. Bill Hewitt, resident at 128 Brook Farm Road East, noted that the property in question directly abuts their property and expressed their interest in listening to the proposal.

Ms. Dür confirmed a notice had been sent to the Planning Department for the Town of Bedford and they just asked for a copy of the application and approvals but had no comment.

Following public comments, the public hearing was closed.

A motion to close the public hearing was made by Mr. Bria, seconded by Mr. Knorr and approved unanimously.

Mr. Sessions, engineer, explained that the entire property is approximately 7 acres, split between Bedford and Pound Ridge with the municipal boundary line cutting it roughly in half. The proposal would create a 4.3-acre lot in Pound Ridge (exceeding the 3-acre minimum requirement) and leave approximately 2+ acres in Bedford where the existing house is located. He clarified that the current application is solely for lot creation, not for approval of a driveway or building permit. Mr. Sessions noted that they have completed required testing for stormwater management and septic systems, confirming the feasibility of future development. A separate site plan approval process would be required before any construction could begin.

Ms. Wing reviewed the SEQRA process, classifying the action as unlisted with a negative declaration of environmental impact.

A motion to declare the Planning Board as lead agency was made by Mr. Stein, seconded by Ms. MacMillan, and approved unanimously.

A motion to approve the SEQRA resolution was Ms. Jankus, seconded by Mr. Dow, and approved unanimously.

The Board then moved to approve the subdivision resolution, contingent on resolving the remaining engineering items.

A motion to approve the subdivision was made by Ms. Macmillan, seconded by Mr. Stein, and approved unanimously.

Mr. Sessions noted that they planned to extend the common driveway easement approximately 20 feet beyond the municipal boundary line to provide additional parking potential for the Bedford house, which would be addressed during the engineering review process.

Old Business:

Swan Lake Trust (approved 12/19/24- extension request)

Old Stone Hill Road

Block 10047, Lots 26.3 and 27.3

Application to merge 2 undeveloped lots and build a 1 -bedroom, 1 story, primary residence with a full bathroom, a kitchen and full basement, a 1 story greenhouse with a full basement, courtyard, motor court and driveway.

Zoning District: R-3A, Acres: 3.79 and 4.2

Mr. Andrew Kuzmich, engineer, requested an extension for the approval granted in December 2024 for the Swan Lake Trust property on Old Stone Hill Road. He explained that they have been working on consolidating the two lots into one, which was filed with the County in July, and have been obtaining health department approvals and preparing construction documents for a building permit. He confirmed no changes have been made to the approved site plan.

Mr. Stein made a motion to approve a one-year extension, seconded by Mr. Bria, and approved unanimously.

Klaus Koenigshausen (draft resolution)

56 West Lane

Block 9452, Lot 71

Application to build a 1st floor addition and extension of the pool terrace.

Zoning District: R-2A, Acres: 4.348**Other Boards: Water Control Commission**

The Board reviewed the application to build a first-floor addition and extension of the pool terrace. Ms. Wing noted that the improvements would be in a previously disturbed area, and the application would reduce coverage by eliminating a curb cut.

The only issue noted was that the rain garden plantings proposed were not sufficient and needed to include more substantial native wetland plantings beyond just a seed mix. Ms. Morehead explained that their office has a list of plantings recommended for rain gardens that would be native species, which would be reviewed to ensure they would survive and be aesthetically pleasing. The applicant indicated they would likely use containerized versions of native plants.

Ms. Wing agreed that this issue could be resolved as part of the final engineering review process, as the resolution already requires addressing all open engineering comments.

A motion to approve the resolution was made by Mr. Bria, seconded Ms. Jankus, and approved unanimously.

New Business:**Jeffrey Haller****40 Lower Trinity Pass Road****Block 9455, Lot 9**

Application to build a detached garage.

Zoning District: R-1A, Acres: 11.96

Mr. Matt Gironda, engineer, presented the application to build a detached garage. The property is approximately 12 acres and contains DEC wetlands. The proposed garage would be partially over an existing gravel driveway. Mr. Gironda explained that the Water Control Commission had requested the garage be pushed forward to align with the back of the existing gravel driveway, which they would accommodate in a revised submission. This would minimize fill on the rear of the property and place the new impervious surface primarily over the existing driveway. Board members inquired about lot coverage calculations, which appeared high but were driven primarily by the lengthy private driveway. The applicant confirmed that when they revise the plans, the garage would be pushed forward, minimizing additional coverage.

Ms. Wing noted that the property is in an unclassified flood zone, which would need to be addressed in construction planning. Mr. Perry noted that a similar application for a garage in the same location had previously been denied by the Water Control Commission, but their current feedback indicates they would be more favorable to this revised approach.

Ms. Wing said a site walk to review the property will be scheduled before the next meeting. The applicant was advised to address all items in the Town Engineer's memo and to show neighboring properties and buildings. It was also noted that the property extends to the New Canaan, Connecticut border, so GML referral will be required once the plans are finalized. A Common Driveway Performance Restoration Bond will also be required.

Minutes Approval: Adoption of the Minutes from October 23, 2025

Minutes from October will be reviewed at the next meeting.

The meeting was adjourned at 7:50pm.

Respectfully submitted,

Christeen CB Dür

