

**WATER CONTROL COMMISSION  
MINUTES OF THE MEETING  
Wednesday, March 11, 2020  
Pound Ridge Town House 8:00 p.m.**

**Board Members Present:** *Bill Bedford, Chairman  
Peter Marchetti  
Betsey Miller  
Phil Sears  
Peter Senatore*

**Also present:** *Jim Perry, Building Inspector  
John Loveless, Counsel  
Karen Taft, Administrator  
Les Maron, Town Board Liaison*

The meeting commenced at 8:00 p.m.

Mr. Bill Bedford explained the process for the hearing. The applicant presents their application. The Commission members ask questions, and anyone attending the meeting is welcome to come forward and ask questions as well.

**Richard Sarkis  
6 Samuel Dann Way  
Block 9457, Lot 3.7**

Application for a permit to allow installation of a swimming pool/spa in an open level area of the rear yard lawn that is within the 150' wetland regulated area. The property is located in an R-3A zoning district and consists of 3.187 acres.

Previous meeting dates: New application

Site walk: 03/11/2020

Mr. Glenn Ticehurst and Mr. Seth Ticehurst, Landscape Architects, and Ms. Sarkis, homeowner, were present at the meeting. Mr. Seth Ticehurst had noted the DEC and Water Control setback lines on the plan. The proposed pool is located 108' from the wetlands. He stated that Planning Board approval is not required.

Mr. Seth Ticehurst explained that the pool and spa will have an automatic cover. Materials will be removed from the site, the no mow area will be delineated by boulders which will be placed by hand. He explained that the pool will have a salt generated system. Six Cultec units will be installed for additional mitigation. The existing fence will demarcate the lawn from the woods. One tree will be removed.

Mr. Ticehurst stated that boulders will be in place before the pool is excavated. He indicated the area of the stockpile.

Mr. Perry commented that they had done a good job, and Mr. Bedford noted that the pool fits the property well.

Ms. Miller made a motion to approve the application subject to posting a bond in the amount of \$5,000. Mr. Senatore second the motion, and all members voted in favor.

**BE IT HEREBY RESOLVED** that the application of Richard Sarkis, 6 Samuel Dann Way, Block 9457, Lot 3.7 for a permit to allow installation of a swimming pool/spa in an open level area of the rear yard lawn that is within the 150' wetland regulated area, as indicated on plans submitted is hereby approved, subject to the following conditions:

**FIRST**, once siltation protective measures are in place, the Building Inspector shall be notified and within 48 hours (two working days) a site inspection shall be performed. Prior to commencing work within the minimum activity setback area, all protective measures shall comply with specifications of the Building Inspector and/or Commission. The limit of any tree disturbance should be flagged in the field and noted on the plans.

**SECOND**, prior to removal of the siltation protective measures, it will be necessary to notify the Building Inspector at least 48 hours (two working days) of the intent to remove the barrier so a site inspection can be performed. Said barriers shall not be removed until so authorized by the Building Inspector and/or Commission.

**THIRD**, interim inspections may be made by the Building Inspector and/or Commission at any time. The Building Inspector is authorized by the Commission to act in its behalf, if necessary, in any emergency.

**FOURTH**, this resolution of approval is not a permit to start clearing, grading or construction of the site. Upon receipt of all fees, bonds, and revised plans, if required, the construction permit will be issued by the Building Inspector.

**FIFTH**, if the plans and conditions as specified and approved are not fully complied with as determined by the Building inspector, said permit shall be voided. In such event, all work must cease, except for temporary mitigating procedures as may be required, and the applicant shall be required to apply to the Commission for a new hearing and reinstatement of the permit, if necessary.

**SIXTH**, within thirty (30) days after completion of all work allowed under said permit, as-built drawings and consultant's verification shall be submitted. An engineer, landscape architect or architect licensed by the State of New York shall verify that the work has been completed in compliance with the approved permit documents. The Commission shall be notified if there is any change in the plans.

**SEVENTH**, when all work allowed under a permit is deemed acceptable, the Town Engineer and/or Commission shall issue a Certificate of Completion.

**EIGHTH**, a bond in the amount of \$5,000 shall be required to ensure that the work is performed in a manner that complies with the permit documents. The bond shall be posted with the Town of Pound Ridge prior to the commencement of work. Said bond shall be processed for release once a Wetlands Activity Completion certificate is issued.

**BASIS FOR DECISION:** Applying Chapter 63-25 of the Wetland Ordinance, the Commission finds that the proposed site is the best practical alternative, that adequate safeguards for the protection and preservation of the environment will be taken to protect the wetlands and the proposed action is not adverse to the general health, safety or economic and general welfare of the residents of Pound Ridge and is in accordance with the intent of the Town's Freshwater Wetlands Ordinance. The plan provides for the state-of-the-art wetland and ground water safeguards, which will effectively protect potable water sources, preserve the wetland function and protect against flood pollution and disturbances to the wetlands.

**Lorant and Zana Szebeni**  
**42 White Birch Road**  
**Block 9031, Lot 200.9**

Application for a permit to allow installation of a 10'x16' pre-fab storage shed within the 150' wetland regulated area. The property is located in an R-2A zoning district and consists of 3.04 acres. Prior approval was granted from Zoning Board of Appeals for a 25' side yard variance on February 19, 2020.

ZBA Approval: 2/19/2020

Previous meeting dates: New application

Site walk: 03/11/2020

The applicant had received approval from the Zoning Board for a 25' variance to place a pre-fab storage shed within the side yard setback.

No one was present on behalf of the application. Mr. Bedford had concerns that the shed location was too close to the wetlands. He felt that there were alternative locations, one of which was at the end of the driveway, just inside the fence.

**Other Business:**

**Update on the Application for Jonathan Stein, 128 Kitchawan Road**

The applicant had appeared before the Commission on December 11, 2019 and February 12, 2020 for an addition, reconstruction of deck, extension of driveway and reconstruction of pool room, and were last before the Planning Board on February 27, 2020 where they received approval for lot coverage.

Mr. Perry reported that a trench to the water's edge had been dug for electrical conduits for lighting. Lighting had not been approved, and no electrical permits had been issued. In addition, footings had been dug for the deck without approval from the Commission. Mr. Perry stated that the contractor had understood that approvals had been granted. He issued a stop work order.

**Adoption of Minutes from the Meeting of February 12, 2020**

Mr. Bedford made a motion to approve the minutes, and Ms. Miller seconded. All members voted in favor.

**Bond Releases:**

- ▶ **Ian Archibald**, 67 S. Bedford Road, Block 9452-108. Request for release of Bond #2019-04 in the amount of \$2,000 for the geothermal heat pump.
- ▶ **Pound Ridge Contemporaries-Stefanie Tashkovich**, 29 Col Sheldon Rd, Block 9816-37.5. Request for release of Bond #1990-16 in the amount of \$1,500 for the pool.
- ▶ **U.S. Summit Company, (Pound Ridge Golf Course)**, 22 High Ridge Road. Request for release of Bond #1996-10 in the amount of \$3,000 for three new wells on the property.

Mr. Senatore approved the bond releases, and Mr. Sears seconded. All members voted in favor.

Mr. Bedford made a motion to close the hearing, and Ms. Miller seconded. All members voted in favor.

Respectfully submitted,

Karen B. Taft, Administrator  
Water Control Commission