

POUND RIDGE WATER CONTROL COMMISSION MINUTES
Wednesday, January 13, 2021

Attendees:

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

Advisors: John Loveless, Counsel
Jim Perry, Building Inspector

Staff: Michelle Argila, Administrator Assistant
Christeen Dur, Administrator

The meeting began at 7pm.

Bill Bedford explained the process of the meeting. Each applicant presents their application and plans. The Commission members will ask questions and anyone attending the meeting is welcome to ask questions as well.

3521 Property LLC
27 Tatomuck Road
Block 9861, Lot 27

Application for a permit to reconstruct a single-family residence and realign an existing driveway, which is within 150' wetland regulated area.

Zoning District: R-2A, Area: 2.001 acres. Previous Meeting: New Application

Jeri Barrett, landscape architect, Louis and Lauren James, homeowners, and Steven Coleman, wetlands advisor, appeared before the Board. Mr. Barrett provided an overview of the project to renovate the existing home but stated it was hard to preserve the abandoned home. The sliding glass doors and previous wall could not support the home during the renovation therefore it could not be saved. The Planning Board and Zoning Commission have been contacted and the survey has been updated. Mr. Coleman reported that the wetland system was in good shape and functioning. Mr. Sears conducted a site walk. He is concerned about the erosion and control of the water but there is a fair amount of buffer between the featured land and wetland area and although the driveway is steep there is a reasonable plan for the runoff.

Architect Teo Siguenza joined the meeting. Mr. Bedford ask him to review the details of the proposal. Mr. Siguenza outlined the garage, basement, and roof plans. Mr. Perry asked about the new 3rd floor and noted that an enclosed landing on a 3rd floor requires a sprinkler system. Mr. Siguenza described it as a bulkhead to a terrace.

Mr. Bedford explained that there are no major problems with the proposal, but more information is needed, Mr. Sears agreed. Mrs. Miller noted that the sewage pipes need to

be left alone and wants more information about the 3rd floor. Mr. Perry noted that the site has been shut down since August, they discussed this plan last month with the Planning Board and that new plans are needed for a new permit as a new residence.

Mr. Siguenza acknowledged that he needed to update the plans and will come back to the next meeting on February 10.

Mr. Bedford made a motion to approve framing only with no exterior fixtures with the condition of adding the aforementioned notations and another review of the new plan, the approvals by the other Boards, and \$7,500 bond, Mr. Sears seconded the motion, and all members votes in favor. The applicants will submit new plans as needed and attend the next meeting on February 10.

Be it hereby resolved that the application of 3521 Property LLC, 27 Tatomuck Road, Block 9816, Lot 27 for a permit to reconstruct a single-family residence and realign an existing driveway, which is within the 150' wetland regulated area, is hereby approved for framing work only to begin. Updated plans need to be submitted with aforementioned notations for review at the next Water Control Commission meeting and approvals by the other Town Boards need to be acquired.

The application is further 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 \$7,500 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 averse 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.

Paul Richardson

333 Salem Road

Block 10301, Lot 17

Application for a permit to grade and level land to facilitate a lawn and landscaped area, which is within 150' wetland regulated area.

Zoning District: R-2A, Area: 3.24 acres. Previous Meeting: New Application

Mr. Paul Richardson, owner, presented his plan to add more soil so he can have more flat land on his property. Phil Sears said during a recent visit that the site was not marked with stakes, there is no profile for the final elevation, little vegetation, and no stream information. Mr. Bedford expressed concern over the change in the downhill grade. Mr. Bedford explained more information is needed on a drawing, including a marked downhill slope, how it will be supported, the clean fill information and the wetland and septic areas need to be marked.

Mr. Bedford explained new plans that clearly describe the scope of work need to be submitted. Mr. Sears will conduct another site walk. Mr. Richardson will attend the next meeting on February 10.

**Leslie & Andy Costa
84 Old Mill River Road
Block 9825, Lot 4**

Application for a permit to renovate kitchen and install new HVAC system, which is within 150' wetland regulated area.

Zoning District: R-3A, Area: 5.187 acres. Previous Meeting: New Application

Mr. Bedford and Mr. Perry discussed the application submitted. Mr. Bedford reviewed the application requirements and noted missing information. Brian Stokosa will submit new plans that describe the scope of work and cross off or remove notes that do not apply to this application.

Mr. Bedford made a motion to approve the application with the condition that new plans are submitted with aforementioned notations and approved by Mr. Perry and a \$1,000 bond, Mr. Sears seconded the motion and all members voted in favor.

Be it hereby resolved that the application by Leslie and Andy Costa, 84 Old Mill River Road, Block 9825, Lot 4 for a permit to renovate a kitchen and install a new HVAC system, which is within the 150' wetland regulated area is approved under the condition that new plans are submitted with aforementioned notations and approved by Mr. Perry.

The application is further 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.

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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 \$1,000 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 averse 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.

Bruce & Christine Churchill
210 Trinity Pass Road
Block 9820, Lot 49

Application for a permit for interior renovation of an existing pond chalet, new exterior wood deck with hot tub and new siding at certain locations, which is within 150' wetland regulated area.

Zoning District: R-3A, Area: 7.03 acres. Previous Meeting: New Application

Mr. Rudi Elert, from Rolfs Elert Office, presented the application and reviewed the renovation plans for the 100-year-old pond chalet and the new deck. The Board members asked questions about the deck construction, the impact on trees and their roots, and stone location. Mr. Elert acknowledged that current plans had focused on the interior work. Mr. Bedford explained new drawings are needed that include a sequence of work for a permit to be issued on the exterior plans. Therefore, no changes can be made to the dock, or deck and no addition of the hot tub until further review.

Mrs. Miller made a motion to approve the interior plans including windows and siding with a \$5,000 bond, Mr. Sears seconded, all members voted in favor.

Be it hereby resolved that the application by Bruce and Christine Churchill, 210 Trinity Pass Road, Block 9820, Lot 49 for a permit for interior renovation of an existing pond

chalet including windows and siding, which is within the 150' wetland regulated area is approved. The applicants will submit new plans for exterior work and return to the next meeting on February 10.

The application is further subject to the following conditions:

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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 averse 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.

Salim Ladah

37 Indian Hill Road

Block 9820, Lot 133

Application for a permit to install an above ground spa, deck platform, gravel drive and parking court, steppingstones and mitigation plantings, which is within 150' wetland regulated area.

Zoning District: R-3A, Area: 2.630 acres. Previous Meeting: New Application

Mr. Louis Fusco, architect, reviewed the application and plans. The Board Members asked questions regarding lot and building coverage, the location of the driveway and size of the parking court, location of the hot tub and plumbing equipment as well as the existing grade, drainage, and lighting. Mr. Perry noted that if lighting is added to the landscape and pathways, the applicant needs to return to the Planning Board. Mr. Fusco also reviewed the pathways over the brook and its proximity to the driveway.

Mr. Bedford explained that the Commission is not overall opposed to the plans described in the application, but they do need to be refined and updated. Mr. Fusco will address the concerns made by the Board and submit new plans for the next meeting on February 10.

Giulio Possenti

33 Laurel Road

Block 9822, Lot 26

Application for a permit for interior renovations and a new roof, which is within 150' wetland regulated area.

Zoning District: R-2A, Area: 2 acres. Previous Meeting: New Application

Mr. Possenti, homeowner, reviewed his plans to renovate his home which has been neglected. He explained the sequence of work which includes returning the home to a 3-bathroom home that it had in the past and the repairs needed on the roof. Mr. Possenti plans on staging all equipment within her home and not doing any exterior work. Mr. Sears noted the huge grade change that he noticed during his visit to the site. Mr. Bedford noted there are no changes to the vegetation and wetland buffer therefore the Board does not have any concerns.

Mr. Bedford made a motion to approve the interior renovations and new roof with a \$2,000 bond, Mr. Sears seconded, all members voted in favor.

Be it hereby resolved that the application by Giulio Possenti, 33 Laurel Road, Block 9822, Lot 26 for a permit for interior renovations and a new roof, with a bond of \$2,000, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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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 averse 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.

Adoption of Minutes from the Meeting on December 2, 2020.

Mrs. Miller made a motion to adopt the Minutes, and Mr. Sears seconded. All members voted in favor.

The next Water Control Commission meeting will be held on Wednesday, February 10, 2021.

Meeting adjourned at 9:23pm.

Respectfully submitted,

Christeen CB Dür