

**POUND RIDGE WATER CONTROL COMMISSION MINUTES**  
**Wednesday, February 10, 2021**

**Attendees:**

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

**Advisors:** John Loveless, Counsel  
Jim Perry, Building Inspector

**Conservation Board Liaison:** Andrew Karpowich

**Staff:** Christeen Dur, Administrator

The meeting began at 8pm and it was noted that it is being recorded.

Mr. Bill Bedford introduced the Board Members and 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.

**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**

**Previous Meeting: 01/13/21**

Mr. Louis Fusco, architect, reviewed the updated plans that address the concerns raised at the last meeting. Mr. Fusco explained there will only be one new stone on the pathway in the stream and more mitigation plantings will be planted on the hillside. All lighting has been eliminated except for the lights on the steps. Mr. Fusco pointed out the major changes to the plans are to the driveway and parking court. The proposed new driveway has been shortened and moved up 40' closer to the shared driveway and away from the wetlands. The square footage of the proposed parking court has been reduced. The revised plans have the least amount of impact on the grading of the land and minimal tree removal.

Mr. Bedford acknowledged the applicant's response and the great effort that has been made to address the concerns raised by the Board members. Mr. Fusco answered questions from the Board regarding the driveway material, depth, location, and runoff. The driveway location has been chosen to avoid existing trees and rocks. The driveway will have a permeable surface that will have gravel underneath 8-12" and it will curve to

minimize any runoff. Mr. Perry said he is concerned about the driveway's drainage and slope into the road. He noted that storm water regulation requires that water not leave the property. The Board reviewed the driveway profile with Mr. Fusco. Mr. Fusco responded that he can drop the grade level, add more grave underneath for drainage and lift the end of the driveway. Mr. Perry agreed that would be a better plan and would comply with the Town's strict storm water code.

Mr. Fusco answered questions regarding the proposed decorative river rock at the base of the wall and the maintenance of the plantings that are described in the notes on the plans. Mr. Ladah explained the spa is a closed system and wrapped in cedar. It will be kept covered and locked. The water will come from a pool water company or the well on the property. All pool equipment will be stored in the garage. Mr. Fusco explained the proposed work will be done in two phases; phase one would be to add the spa and phase two will be the driveway. Mr. Bedford thanked the applicant for being so responsive and cooperative about the concerns raised by the Board.

Mr. Bedford made a motion to approve both phases of the application subject to Mr. Perry's review of the driveway and a note is to be added about the wetland buffer, with a bond of \$2,000 for each phase, Mrs. Miller seconded the motion, all members voted in favor.

Be it hereby resolved that the application by Salim Ladah, 37 Indian Hill Road, Block 9820, Lot 133 for a permit to install an above ground spa, deck platform, gravel drive, parking court, stepping stone and mitigation plantings, which is within the 150' wetland regulated area is approved under the condition that a note is added about the wetland buffer and the driveway is reviewed 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.

**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 \$2,000 shall be required for each of the two phases of work 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.

**Richard Bellis**

**10 Miller Road**

**Block 9318, Lot 1.35**

**Application for a permit to renovate the attic and space over the garage for a bathroom, office and playroom, which is within 150' wetland regulated area.**

**Zoning District: R-3A, Area: 3.815**

**Previous Meeting: 01/13/21**

Mr. Bedford noted that although the application is for all interior work that the 150' wetland setback line runs through the house. Mr. Best, architect, described the plans to renovate the attic including the addition of a shed dormer and eyedrop windows as well as to add a bathroom over the garage for an office and playroom. These plans were not part of the prior application in December 2020 as the owner was still deciding on the design. Mr. Perry reminded Mr. Best that sprinklers would be needed for the 3<sup>rd</sup> floor attic. Mr. Bedford asked if they received Board of Health approval as these plans will impact the septic. Mr. Best acknowledged that they are meeting with the Board of Health.

Mr. Bedford suggested that the Board approve the application on the condition that the applicant receive approval by the Board of Health and submit revised floor plans that include more details about the scope of work to be reviewed and approved by Mr. Perry. Once the conditions are met, the permit will be added to the existing bond of \$1,000 for the approved work from December 2020. Mr. Marchetti made a motion as described by Mr. Bedford, Mr. Sears seconded the motion, all Board members voted in favor.

Be it hereby resolved that the application by Richard Bellis, 10 Miller Road, Block 9318, Lot 1.35, for a permit to renovate the attic and space over the garage for a bathroom, office and playroom, which is within the 150' wetland regulated area is approved under the conditions that they receive approval from the Board of Health and submit revised floor plans that include more details about the scope of work to be reviewed 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.

**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**, the existing bond in the amount of \$1,000 approved in December 2020 will include the work approved in this application 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.

**Adoption of Minutes from the Meeting on January 13, 2021.**

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, March 10, 2021 at 7pm.

Meeting adjourned at 8:53pm.

Respectfully submitted,

Christeen CB Dür