

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, May 12, 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: Ellen Grogan
Andrew Karpowich

Administrator: Christeen CB Dür

The meeting began at 7:05pm and it was noted that it was being recorded.

Adoption of Minutes from the Meeting on April 14, 2021.

Ms. Miller made a motion to adopt the Minutes from the April 14th meeting, and Mr. Sears seconded. All members voted in favor.

Mr. Bill Bedford introduced the Board Members and explained the process of the meeting. Each applicant presents their application and plans. The Board Members will ask questions and anyone attending the meeting is welcome to ask questions as well. As applicants continued to join the meeting, Mr. Bedford began the meeting with the application for 203 Upper Shad Road.

New Business:

**Steve Monroe, 203 Upper Shad Road
Block 9317, Lot 19.3**

Application for a new construction of a residence, driveway, stormwater infiltrators, pool, well and septic system. Currently applying to the Planning Board.

Zoning District: R-3A, Acres: 4.08

Mr. Eric Baker, architect, noted that as a result of last night's site walk by the Planning Board and this morning's site walk by the Water Control Commission that changes will need to be made to their proposed plans in regards to the detention basin plan and driveway location as well as to reduce coverage. Mr. Perry reviewed the stormwater basins on the original subdivision plans. Ms. Sarka Leff, engineer, described how stormwater would be controlled. Mr. Bedford noted that the plans need to show drainage. Ms. Leff said she would work on the plans. Mr. Baker noted the concerns of the Water

Control Commission and said he will follow up with the Town Engineer about the concerns from the Planning Board. Mr. Bedford confirmed this application will be reviewed after updated plans are submitted and look forward to hearing from the Town's Engineer and the Planning Board as well.

Dennis Dilmaghani, applicant/ 355 Realty LLC, current owner, 492 Long Ridge Road Block 9031, Lot 171.3

Application for new construction of a 2 story, 4 bedrooms single family residence with new septic system, landscaping and driveway with access to Long Ridge Road. Currently applying to the Planning Board.

Zoning District: R3-A, Acres: 3.011

As a neighbor within 500' of the undeveloped lot in this application, Mr. Bedford recused himself. Mr. Phil Sears will act as the Board Chair for this application. Mr. Daniel Collins, project engineer, reviewed the layout of the lot and proposed single family home. He reviewed the requirements by the Department of Health that resulted in the proposed location of the septic. Ms. Lucille Munz, landscape architect, reviewed the landscaping plan including a rain garden and the applicant's goal to maintain the natural environment of the lot as much as possible. Mr. Sears noted that the proposed home is 53.9' from the wetlands and that the Water Control Commission ("WCC") has never approved a structure that close to the wetlands. Per the original subdivision plan, the proposed home could be 100' from the wetlands so the home needs to be moved or made smaller. Mr. Collins said they had looked at the original subdivision plans but due to the Department of Health regulations that impacted the location of the septic it also impacted the location of the proposed home. The Board discussed possible scenarios for the proposed home and septic. Mr. Perry noted that the applicant could ask the Department of Health for some relief regarding the septic reserve area that then could allow the proposed home to be moved away from the wetlands.

Mr. Budd Veverka, Director of Land Management of the Mianus River Gorge, joined the meeting to express concern over the close proximity of the proposed home to the wetlands. Mr. Sears expressed appreciation for the time, effort and cost of this application thus far but reminded the applicant the mandate of the WCC is to protect the wetlands and revised plans that address the concerns of the WCC will be reviewed at the next meeting.

Mr. Bedford agreed with Mr. Sears that the WCC will review any updates made to this application as a result of the WCC concerns, the Planning Board and the Department of Health at the next meeting.

Ermelinda Beqiraj, 189 Echo Hill Road LLC, actual location is Drive not Road Block 9031, Lot 10

Application for a 20' x 40' pool with spa, gas fire-pit, grill area, eating area and lounging area to an existing single-family home and expand its existing deck over hardscape.

Zoning District: R-2A, Acres: 3.16 in Pound Ridge, .22 in Stamford

Mr. David Mann, project engineer, reviewed the proposed plans for a pool and deck. Mr. Robert Sherwood, landscape architect made sure to stay beyond the wetland buffer and

reviewed the mitigation plantings, the trees and the stormwater plans. Mr. Bedford asked Mr. Perry if there was any concern regarding a pool in the front yard. Mr. Perry said a pool is fine in the front yard as long as it is 50' from the property line which is the case in this proposed pool. Mr. Bedford asked the applicant to add notes regarding the fill, pool equipment and drawdown and to add the silt fence, propane tank and its connection line to the plans.

Mr. Sears made a motion to approve the application for a 20' x 40' pool with spa, gas fire-pit, grill area, easting area and lounging area and expand its existing deck over hardscape, with a bond of \$1,000, Mr. Marchetti seconded the motion, all members voted in favor.

Be it hereby resolved that the application by Ms. Ermelinda Beqiraj, owned by 189 Echo Hill Road LLC, actual location is a Drive, Block 9031, Lot 10 for a permit to install a 20' x 40' pool with spa, gas fire-pit, grill area, easting area and lounging area and expand its existing deck over hardscape, which activity is within the 150' wetland regulated area is approved under the condition that the notes discussed are updated on the plans, submitted, 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 \$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.

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

Application to add stone to a driveway, add top soil and seed to the lawn, add mulch to the existing planting beds, replace and extend the stone patio by 20sf, and replace damaged boards on the deck. Current permit is only for interior work, kitchen renovation and new HVAC system.

Zoning District: R-3A, Acres: 5.187

Mr. Bedford noted that this application is back before the WCC due to a violation beyond their current permit. Mr. Perry explained that a stop work order was placed for all exterior work. Mr. Anthony Venettozzi, project manager and contractor, reviewed the work that had been done and explained he did not realize he needed a permit to add gravel to the driveway. Mr. Bedford explained that updated plans that show the wetland area, the buffer, the lawn, the mulch bed and the plantings need to be submitted for the next meeting.

The next Water Control Commission meeting will be held on Wednesday, June 9, 2021 at 7pm via Zoom. Mr. Bedford adjourned the meeting at 8:42pm.

Respectfully submitted,


Christeen CB Dür