

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, June 9, 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 7:00pm and it was noted that it was being recorded.

**Adoption of Minutes from the Meeting on May 12, 2021.**

Ms. Miller made a motion to adopt the Minutes from the May 12th meeting, and Mr. Bedford 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.

**Old Business:**

**Ronnie & Dan Abrams**

**10 Midway Lane, Block 9452, Lot 8.1**

Application for a permit to construct a 380 sq. ft. addition to the existing residence on the north side of the structure, new balcony, terrace expansion and landscaping, which is within the 150' wetland regulated area. The application was reviewed by the Water Control Commission on August 12, 2020. The application was approved by the Planning Board in September 2020 with the Condition of Approval that a Planting Mitigation Plan be submitted and approved by the Water Control Commission as requested.

**Zoning District: R-3A, Acres 5.96**

**Previous Meeting: 08/12/20**

Mr. Barrett, landscape architect, provided a recap of prior renovations and approval given by the Planning Board on the condition that a Planting Mitigation Plan be submitted and reviewed by the Water Control Commission. The Board discussed the need for a maintenance plan and reports to be submitted for 3 years. Mr. Barrett explained that other

municipalities do indeed require monitoring and reports on a Planting Mitigation Plan. Mr. Bedford asked Mr. Barrett to put together a maintenance plan for review as well as submit full construction plans for any proposed work and foundation plans.

**Bruce & Christine Churchill**

**210 Trinity Pass Road, Block 9820, Lot 49**

Application for a new exterior wood deck with hot tub. Current permit #21-8197 is for the following; interior renovation of existing pond chalet per plans, and exterior will be refreshed with materials and finishes complimentary to the main house, including stucco and oak timber. Existing roof and structure to remain.

**Zoning District: R-3A, Acres: 7.03 acres**

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

Mr. Rudi Elert, architect reviewed the application for a new wood deck and hot tub. Mr. Bedford asked Mr. Elert to add notes to the plans regarding the deck being hand dug, cement mixed on location and materials will be moved by cart on a path with no major vehicles in the construction area. In addition, Mr. Bedford asked for dimensions, the wetland line, the limit of lawn, more fence information and the hot tub protocol to be added to the plans. Mr. Elert explained that Beth Evans and Ed Delaney worked on the drainage systems so he will add their recommended protocol to the plans as well. Ms. Beth Evans will provide a Wetland Delineation Report. Mr. Elert acknowledged the notes and information that needs to be submitted for the next meeting.

**Steve Monroe**

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

Application for 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 Previous Meeting: 05/12/21**

Mr. Eric Baker, architect, provided an update on the proposed driveway coming from the road that offers less disturbance than what was presented during the subdivision approval process. Mr. Baker explained the detention basin and how the water will not drain into the road. Mr. Bedford said the WCC needs more drainage information and would like to review the Town Engineer's memo presented to the Planning Board as well for the next meeting.

**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 Previous Meeting: 05/12/21**

Although the applicant had no objection, Mr. Bedford recused himself from this application. Mr. Phil Sears is the Board Chair for this application. Mr. Daniel Collins, architect, explained how they were able to relocate the well and the septic reserve area thanks to a suggestion by Mr. Jim Perry. Mr. Sears acknowledged that moving the septic and the reserve area allowed them to move the home away from the wetland area. Mr.

Collins explained that they are awaiting to hear from the County's traffic engineer regarding the location of the driveway. Mr. Collins will add dimensions to the plans in regards to the home and the conservation easement line. The Board agreed with Mr. Perry that Ms. Dür write a memo to the Planning Board stating that the Water Control Commission has no objection to this application and it is approved subject to DOT and Planning Board Approval. A bond will be determined at the next meeting upon approval from the Planning Board and the DOT.

**Andy & Leslie Costa**

**84 Old Mill River Road, Block 9825, Lot 4**

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

**Zoning District: R-3A, Acres: 5.187      Previous Meeting: 05/12/21**

Mr. Anthony Venettozzi, project manager and contractor, reviewed the revised plans. Mr. Bedford asked him to add 2 notes clearly regarding the limit of lawn and the wetland buffer. The Board suggested adding stones to prevent mowing. The Board said that the application can be approved under the condition that the drawings be updated with such notes and the addition of stones. Mr. Perry noted that the stop work order can be rescinded and he will note the stones in his final inspection.

Mr. Bedford made a motion to approve the application to add stone to the driveway, replace and extend the stone patio by 20sf, and replace damaged boards on the deck, and add this work to the current permit and bond of \$1,000, Mr. Sears seconded the motion, all members voted in favor.

Be it hereby resolved that the application by Andy and Leslie Costa, 84 Old Mill River Road, Block 9825, Lot 4 for a permit, to add stone to the driveway, replace and extend the stone patio by 20sf, and replace damaged boards on the deck, 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**, this application will be added to current permit and bond in the amount of \$1,000 already received 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.

**New Business:**

**Michael Wismer**

**42 Knapp Road, Block 10263, Lot 11.5**

Application for a 280sf covered screened in deck attached to the rear of the existing house.

**Zoning District: R-3A, Acres: 2.76**

Mr. Joseph Potocki, design professional working with the engineer, reviewed the application for the deck. He noted that there will be no heating and it will be open all year round. Mr. Bedford asked him to add a note about the concrete footings being hand dug, cement mixed on site, and add a bold limit of lawn line. The wetland line also needs to be more prominent.

Mr. Sears made a motion to approve the application with a bond of \$500, Mr. Marchetti seconded the motion, all members voted in favor.

Be it hereby resolved that the application by Mr. Michael Wismer, 42 Knapp Road, Block 10263, Lot 11.5 for a permit to build a 280sf covered, screened in deck attached to the rear of the existing house, 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 \$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.

**Bond Release:**

**Michelle Argila & Giovanni Nanna  
8 Maclean Drive, Block 10047, Lot 56.1**

Request for release of the bond #2020-13 in the amount of \$2,000 for improvements to the property per approved plans. Conditions of the wetland permit have been completed and inspection of work was satisfactory.

Mr. Perry confirmed the work passed final inspection. Mr. Senatore made a motion to approve the release of the bond, Ms. Miller seconded the motion. All members voted in favor.

**The next Water Control Commission meeting will be held on Wednesday, July 14, 2021 at 7pm. Mr. Bedford adjourned the meeting at 9:20pm.**

Respectfully submitted,



Christeen CB Dür