

**TOWN OF POUND RIDGE
WATER CONTROL COMMISSION
MEETING AGENDA
Wednesday, July 14, 2021 at 7pm
At the Town House, 179 Westchester Avenue**

Adoption of Minutes from the Meeting of June 9, 2021.

Old Business:

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, 06/09/21

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, 06/09/21

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, 06/09/21

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 was submitted and approved by the Water Control Commission as requested.

Zoning District: R-3A, Acres 5.96

Previous Meeting: 08/12/20, 06/09/21

Louis Navarro, 3521 Property LLC

27 Tatomuck Road, Block 9816, Lot 27

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

Zoning District: R-2A, Acres: 2.001

Previous Meeting: 01/13/21

New Business:

Mo Koyfman

24 Midway Lane, Block 9452, Lot 10

Application to install a gunite pool, adjacent terraces and a covered pavilion.

Zoning District: R-3A, Acres: 9.795

Anthony Kim

37 West Lane, Block 9818, Lot 9.9

Application to install an asphaltic tennis court, fencing, drainage and planting and to remove the existing basketball court.

Zoning District: R-2A, Acres: 7.407

Sam Fertik and Julie Levitt-Fertik

Adjacent to 129 Upper Shad, Block 9317, Lot 27.1

Application to construct a new 2 ½ story dwelling, including new septic, well and stormwater management.

Zoning District: R-3A, Acres: 3.509

Sacha Spitzer and Nayoung Woo

35 Fox Run Road, Block 9820, Lot 100

Application for a master bathroom renovation (tub, 2 sinks, shower, toilet), existing window replacement, new slop sink in the basement and new 50-gallon water heater.

Zoning District: R-3A, Acres: 2.02

Stephanie and David Schneider

309 Pine Brook Road

Application to construct a stand-alone 900sf Accessory Dwelling with approximately 400sf basement and an attached 264sf carport for the home owners' parents.

Zoning District: R-3A, Acres: 1.937

Other Business:

The Old Pound Committee

Update from Andrew Karpowich, Member of Old Pound Committee and Conservation Board

Bond Releases:

Pound Ridge Homes, LLC

28 Shad Road West, Block 9031, Lot 36

Request for the release of Bond #2019-07 in the amount of \$10,000 for improvements to the property including the main house, drainage infrastructure, septic system, driveway and all other aspects of the approved plans. Conditions of the wetland permit have been completed and inspection of work was satisfactory.

Giulio Possenti

33 Laurel Road, Block 9822, Lot 26

Request for the release of Bond #2021-22 in the amount of \$2,000 for interior renovations and new roof and all other aspects of the approved plans. Conditions of the wetland permit have been completed and inspection of work was satisfactory.