

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, August 18, 2021**

Attendees:

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

Advisors: John Loveless, Counsel
Jim Perry, Building Inspector

Conservation Board: Ellen Grogan
Andrew Karpowich

Administrator: Christeen CB Dür

The meeting began at 7pm and it was noted that it was being recorded. 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. Ms. Miller is attending via Zoom and her location has been posted on the Town's website.

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

Mr. Bedford made a motion to adopt the Minutes from the July 14th meeting, and Mr. Marchetti seconded. All members voted in favor.

Old Business:

**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.

Zoning District: R3-A, Acres: 3.011

Previous Meeting: 05/12/21, 06/09/21, 07/14/21

Mr. Bedford recused himself from this application, Mr. Sears acted as Board Chair. Mr. Sears noted that updated plans have been approved by the Planning Board, and reviewed by the Water Control Commission.

Mr. Sears made a motion to approve the application with a \$10,000 bond, Ms. Miller seconded the motion. Mr. Marchetti voted in favor. Application has been approved.

Be it hereby resolved that the application by Dennis Dilmaghani, 492 Long Ridge Road, for a permit to construct a new 2 story, 4-bedroom single family residence with new septic

system, landscaping and driveway, which is within the 150' wetland regulated area is approved.

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 \$10,000 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.

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

Previous Meeting: 07/14/21

This application has been postponed by the applicant.

New Business:

Jolana Blau

12 Major Lockwood Lane, Block 9816, Lot 1

Application to alter interior storage, great room for new raised floor with family room and bedroom # 4.

Zoning District: R-2A, Acres: 2.360

Mr. Victor Solarik, architect, reviewed the application for interior renovations to the family room and 1 bedroom. He confirmed that the rooms are existing and attached to the house, not detached. The Board did not have any questions or comments.

Mr. Bedford made a motion to approve the application with a \$1,000 bond, Ms. Miller seconded the motion. All members voted in favor.

Be it hereby resolved that the application by Jolana Blau, 12 Major Lockwood Lane, for a permit to make interior renovations to a family room and 1 bedroom, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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Neil S. Mitchell

18 Lyndel Road, Block 10047, Lot 40.9

Application to repair portions of the shorelines of the existing large and small ponds to correct leaking and erosion.

Zoning District: R-3A, Acres: 11.67

Ms. Tracy Chalifoux, landscape architect, reviewed the details of the application to repair the shoreline to 2 ponds. She explained the flow of the water in each pond and the work sequence listed on the plans including the dredging process. Mr. Bedford noted that more

definitions are needed on the plans and the visual parts of the plans need to connect with the notes listed. Mr. Bedford said the sump pump also needs to be included on the plans. The Board discussed the current state of the shoreline observed during the site walk, the boulders and trees. Mr. Perry explained that he also walked the property with the contractor before the application was even submitted and described the type of equipment to be used. Mr. James Lanfranchi, a neighbor at 25 Lyndel Road, asked some questions about the application and then realized his property is not impacted by the 2 ponds being repaired. Mr. Bedford noted that the buffer plantings would be good for the health of the ponds. Mr. Sears added that the Town's Conservation Board has a list of plantings that are recommended on the Town's website. Ms. Chalifoux said she will discuss a vegetative buffer with her client.

David Hornblower & Melissa King

66 Dann Farm Road, Block 9457, Lot 3.19

Application for a swimming pool, patio and associated grading within the limits of a 150 regulated area of a wetland.

Zoning District: R-3A, Acres: 2.546

Mr. Dean Pushlar, architect, reviewed the application for the pool and the layout of the property including the septic area and well. He noted that he has moved the proposed pool 6' 6" away from the house and 5' away from the wetlands since the application was first submitted. Mr. Pushlar said this change has reduced the amount of disturbance in the regulated buffer from 2000sf to 1850sf. He added that they will also like to upgrade the deer fence to meet code and will have a fence for the pool that also meets code. Mr. Bedford asked Mr. Pushlar to review the fill and grading plans. The Board had no other comments.

Mr. Sears made a motion to approve the application with a bond of \$2,000, Ms. Miller seconded the motion. All members voted in favor.

Be it hereby resolved that the application by David Hornblower and Melissa King, for a swimming pool and associated grading and fences, which are within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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Bond Releases:

**Mike Nast, 25 Lower Shad
Block 9318, Lot 45.2**

Request for the release of Bond #2020-12 in the amount of \$10,000. Conditions of the wetland permit have been completed and inspection of work was satisfactory.

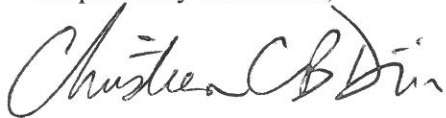
**Andy & Leslie Costa, 84 Old Mill River Road
Block 9285, Lot 4**

Request for the release of Bond #2021-21 in the amount of \$1,000. Conditions of the wetland permit have been completed and inspection of work was satisfactory.

Mr. Bedford made a motion to release the Bonds listed, Mr. Sears seconded the motion. All members voted in favor.

The next Water Control Commission meeting will be held on September 8. Mr. Bedford adjourned the meeting at 8:08pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Christeen CB Dür". The signature is written in black ink and is positioned above the printed name.

Christeen CB Dür