

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, October 13, 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, noted that Mr. Senatore was not able to attend tonight 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:

**David Bernacchia
127 Barnegat Road
Block 9457, Lot 7.9**

Application to build a new a pool, terrace, fencing, landscaping and related activities remediation of existing septic system.

Other Applications: Landmarks Commission and Planning Board

Zoning District: R-3A, Acres: 3.006 Previous Meeting: 12/2/20

Mr. Marchetti recused himself from this application. Mr. Keith Simpson, landscape architect, reviewed the process for updating the septic system that has already been approved by the County's Department of Health. The septic tank was well maintained but needs to be replaced in order to be Code complaint. The wetlands survey has been updated. Mr. William Pollack, landscape architect, reviewed the new wetland line and the proposed plans for a new small pool, reducing the terrace and removing the hot tub. He reviewed the sequence of work that will not impact the wetlands or the buffer. Mr. Pollack explained that the propane tank will be relocated during construction.

Mr. Sears made a motion to approve the application when dimensions are added to the plans with a bond of \$3,000, Mr. Bedford seconded the motion. Mr. Marchetti did not vote. Ms. Miller voted in favor. The application is approved.

Be it hereby resolved that the application by David Bernacchia, 127 Barnegat Road, for a permit to build a new pool, terrace, fencing and landscaping as well as replace the existing septic system, 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 \$3,000 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.

New Business:

Misha Rubin

10 Pheasant Road West

Block 9031, Lot 93

Application to build a new larger rear deck and new ½ bath added to the recreation room over the garage.

Zoning District: R-2A, Acres 2.010

Mr. John Scarlato, architect, reviewed the application to update the deck to match the house and remove the old deck. The Board discussed types of materials used in decks, piers and the area under the deck. Mr. Bedford explained in order to determine the impact on the wetlands, the Board needs more information about the sequence of work, the materials and the location of the soil that is to be removed. Mr. Scarlato noted he will return to the next meeting with more information.

Stefanie Cummings

30 Austin Hill Road

Block 9824, Lot 23.6

Application to build a new steel wall and vinyl liner inground pool and patio.

Zoning District: R-3A, Acres: 4.4

Mr. Robert Keeler, architect, reviewed the application for a new pool and patio. He reviewed the materials that will be used including Jersey Shore gravel, prefab metal frame walls, concrete and a custom liner for the pool. Mr. Keeler went on to explain the sequence of work and the stock pile location. Mr. Bedford noted that the proposed plans are outside of the wetland area.

Mr. Bedford made a motion to approve the application with a bond of \$2,000, Mr. Marchetti seconded the motion. All members voted in favor. The application is approved.

Be it hereby resolved that the application by Stefanie Cummings, 30 Austin Hill Road, for a permit to build a new pool and patio, 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 \$2,000 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.

Other Business:

Adoption of Minutes from the Meeting of September 8, 2021.

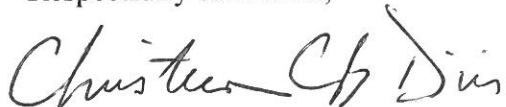
Mr. Sears made a motion to approve the Minutes from September 8, 2021, Mr. Marchetti seconded the motion. All members voted in favor to approve the Minutes as distributed.

Old Pound Road Committee Update by Andrew Karpowich, Conservation Board

Mr. Andy Karpowich, a member of the Conservation Board provided an update from the Old Pound Road Committee. He asked for the Commission's guidance in regards to developing a possible trail, walking path or vehicle path from the Town's property on Old Pound Road to the Town Park. The Commission discussed materials, dimensions, trees and slopes along the property. Mr. Bedford asked Mr. Karpowich to keep the Water Control Commission updated as the Old Pound Road Committee works with the Town Board about any such development.

The next Water Control Commission meeting will be held on November 10th at 7pm. Mr. Bedford adjourned the meeting at 8pm.

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