

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, November 10, 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
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.

Old 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

Previous Meeting: 10/13/21

Mr. John Scarlato, architect, reviewed the updated notes on the plans for the new deck and stairs. The driveway will be the staging area for all materials. Mr. Bedford asked Mr. Scarlato to add more details to the drawings including a note about the gutter, drainage and down spout location. Mr. Perry noted that the BBQ needs to be relocated as they are not allowed on decks with a covering or next to the house. Mr. Scarlato will change the location of the BBQ. He reviewed the materials to be used for the deck and noted that the ½ bath will not include a shower therefore it needs to be removed from the current plans.

Ms. Miller made a motion to approve the application with the additional details and notes discussed with a bond of \$3,000, Mr. Sears seconded the motion. The application is approved.

Be it hereby resolved that the application by Misha Rubin, 10 Pheasant Road West, for a permit to build a new deck, stairs and ½ bath 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.

Bond Release:

**Terri and Randall Pike, 29 Bayberry Way
Block 9453, Lot 18.9**

Request for the release of Bond #2019-10 in the amount of \$5,000. Mr. Perry confirmed the conditions of the wetland permit have been completed and inspection of work was satisfactory.

Mr. Marchetti made a motion to approve the bond release, Ms. Miller seconded the motion. All Board Members voted in favor of the bond release.

Other Business:

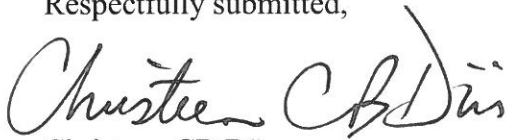
Adoption of Minutes from the Meeting of October 13, 2021.

Ms. Miller made a motion to approve the Minutes from October 13, 2021, Mr. Marchetti seconded the motion. All members voted in favor to approve the Minutes as distributed.

Mr. Bedford reminded the Board Members of the Significant Habitats Presentation and training on Friday, November 19.

**The next Water Control Commission meeting will be held on December 8 at 7pm.
Mr. Bedford adjourned the meeting at 7:19pm.**

Respectfully submitted,



Christeen CB Dür