

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, January 12, 2022**

Attendees:

Board Members:	Bill Bedford, Chairman Peter Marchetti Betsey Miller Phil Sears
Advisors:	John Loveless, Counsel Jim Perry, Building Inspector
Conservation Board:	Andrew Karpowich
Administrator:	Christeen CB Dür

The meeting began at 7pm and it was noted that it was being recorded. Mr. Peter Senatore was unable to attend the meeting. 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:

**Patrick Kearney
367 Pine Brook Road
Block 9450, Lot 3**

Application to build a 20' x 40' swimming pool with associated pool equipment. A pool drawdown stormwater mitigation system will be installed as part of this project.

Zoning District: R-3A, Acres: 3.683

Mr. Peter Gregory, engineer, explained the current owner is interested in restoring a conservation area that has deteriorated. A mitigation plan had been approved and they will overlay the previous conservation area and boundary with dimensions to this site plan. Mr. Bedford asked that the distance of the proposed work and conservation area to the house also be added to the site plan. Mr. Marchetti asked that the propane tank and line to the pool be added to the site plan. Mr. Perry noted that the current propane tank for the generator could also be used for the pool. Mr. Bedford reviewed the items that need to be added to the site plan: a note listing the sequence of work, the conservation area including dimensions, the boulders including their sizes, distance to the house and the minimum activity setback note.

Mr. Bedford made a motion to approve the application with the additional information and notes discussed added to the site plan with a bond of \$4,000, Ms. Miller seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Mr. Patrick Kearney, 367 Pine Brook Road, to build a 20' x 40' swimming pool with associated pool equipment and drawdown stormwater mitigation 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 \$4,000 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:

Ken Okamoto & Nita Weissman

46 Old Stone Hill Road

Block 10017, Lot 17

Application to build an addition to the existing house within the footprint of the existing wood deck.

Zoning District: R-3A, Acres: 2.035

Mr. Ken Okamoto, owner, reviewed the plan to expand his basement. The proposed work would add a walk-out portion to his basement in order to have an office within the footprint of the existing deck. Mr. Alan Pilch, landscape architect, reviewed the stormwater and plantings plans. Mr. Pilch explained that 1 foot of soil will be spread over the septic trench area. Mr. Pilch reviewed the use of a cultec chamber system and does not expect any runoff. Mr. Bedford asked for a limit of lawn line be added to the plans.

Mr. Sears made a motion to approve the application with the limit of lawn line added to the site plan with a bond of \$2,000, Mr. Marchetti seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Ken Okamoto and Nita Weissman to build an addition to their existing house within the footprint of the existing wood deck, 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.

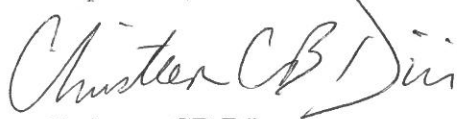
Other Business:

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

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

The next Water Control Commission meeting will be held on February 9th at 7pm. Mr. Bedford adjourned the meeting at 7:38pm.

Respectfully submitted,



Christeen CB Dür