

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, April 6, 2022**

Attendees:

Board Members:

Bill Bedford, Chair
Peter Marchetti
Betsey Miller
Phil Sears
Peter Senatore

Advisors:

John Loveless, Counsel
Jim Perry, Building Inspector

Conservation Board Liaison:

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.

Old Business:

Ric Wake & Sandra Bellarae

317 Stone Hill Road, Block 10047, Lot 6.2

Application to demolish and reconstruct an existing garage with an office and build a new outbuilding.

Zoning District: R-3A, Acres: 9.474

Mr. Jeremy Rainato, engineer, reviewed the septic plan that was approved by the WCDOH. Mr. Ken Okamoto, architect, reviewed the architectural plans. Mr. Bedford noted that the proposed greenhouse has been removed from the site plan so it needs to align with the septic plan that was approved by the WCDOH. The WCDOH approved septic plan still shows the greenhouse. Mr. Bedford said the plan also needs notes about storage materials, dumpster location, a silt fence, and limit of lawn. Mr. Rainato reviewed the construction schedule listed on the plan. Mr. Bedford recognized that the plantings buffer had been done by the prior owner but a restoration plan is needed before construction and before a CO is issued. Mr. Rainato said they will add all notes mentioned and will also make a note the plantings will be restored per the prior plan that was approved in 2018.

Mr. Bedford made a motion to approve the application with the notes discussed added to a new site plan that is aligned with the WCDOH approved septic plan with a bond of \$5,000, 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 Ric Wake and Sandra Bellarae, 317 Stone Hill Road, to demolish and reconstruct an existing garage with an office, 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 \$5,000 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.

Tyler & Jennifer Haviland

30 Laurel Road, Block 9822, Lot 14

Application to install a 14 x 34 concrete pool.

Zoning District: R-2A, Acres: 2.45

Mr. David Katz, engineer, reviewed the items he added to the site plan, sequence of work, limit of lawn, and buffer plantings. Ms. Miller asked about the location of the pool being so close to the pond. Mr. Katz explained that due to the septic and grading on the property this was the only location for the pool and no trees will be removed. He added that the pool will use a cartridge system so no backwash is needed and the drawdown will be into cultecs. Mr. Bedford acknowledged this was a good application that made sense for the property.

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

Be it hereby resolved that the application by Tyler and Jennifer Haviland, 30 Laurel Road, to install a 14 x 34 concrete pool, 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.

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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.

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New Business:

Tyler & Jennifer Haviland

30 Laurel Road, Block 9822, Lot 14

Application for 1st floor interior renovations, convert existing master bedroom to guest bedroom and office and 2nd floor addition and renovation, reconfigure existing bedroom and add a master bedroom suite with bathroom and walk-in closet. Recent prior approval is for a pool.

Zoning District: R-2A, Acres: 2.45

Mr. Michiel Boender, architect, reviewed the plans for interior renovations only, not changing the footprint of the house. He explained there will be no construction activity in the back of the house. Mr. Bedford said he has no objection to the proposed work but they need WCDOH approval. Mr. Perry explained that he needs to signoff on 2 sets of plans in order for the WCDOH to review renovations. Mr. Boender acknowledged he will come bring plans for Mr. Perry's signoff and then return to the WCC once WCDOH approval is received.

Aris Samad-Yahaya

205 Honey Hollow Road, Block 10526, Lot 9

Application is to build a new home on the footprint of the existing home.

Zoning District: R-3A, Acres: 2.697

Concurrent Applications: Zoning Board, Planning Board and Landmarks Commission.

Mr. Tim Allen, engineer, reviewed the plans to rebuild a home on the property on the same footprint as the existing home. Mr. Sven Armster, architect, reviewed the basement and said they received a no objection reply from the WCDOH. Mr. Perry said since the applicant is building a new home, they need to submit a stormwater detention plan. The existing home has a pipe that runs under the road so water drains into the Town's basin untreated and that does not meet Town Code. Mr. Bedford agreed they need to resolve the issue with drainage since they are building a new house. The applicant will return after the application has gone to the Landmarks Commission and Planning Board.

Dayna Langfan

85 South Bedford Road, Block 9452, Lot 111

Application for a 2nd floor addition.

Zoning District: R-3A, Acres: 3.050

Mr. John Scarlato, architect, reviewed the plans to expand the master bedroom and add an exercise room. He said they need a new roof over the bedroom but they are not adding a bedroom and not increasing the footprint. Harris and Felicia Markhoff, adjacent neighbors at 10 Sarles Road, said the existing driveway is paved and they get runoff from the Langfan's property. Mr. Bedford said there is no objection to the proposed work but they need to show where materials will be stored, the dumpster and show the wetlands on the site plan. Mr. Scarlato said he will return with an updated site plan.

Other Business:

Friends of Pound Ridge

Matt Polinsky and Rich Wetchler: Dog Park at Sachs Park Exploratory Discussion

Mr. Polinsky and Mr. Wetchler asked for advice for developing a dog park at Sachs Park and they want to make sure they address any Water Control Commission concerns. Mr. Polinsky said they expect to use the lower part for cars and dogs as the upper field is currently used for people. A fence would be a gift from the Friends of Pound Ridge to the Town. Mr. Wetchler said Mr. Louis Fusco, landscape architect who is working on the Village Green is also working on this project and the fence would be 10' from the pond. Mr. Bedford explained a maintenance plan including runoff management would be need to be developed and wished them luck as they continue to plan for a dog park.

Bond Release:

Dr. Tuluca, 70 Parkview South, Block 10047, Lot 119

Request for the release of Bond #2021-27 in the amount of \$4,000. Conditions of the wetland permit have been completed and inspection of work was satisfactory.

Mr. Bedford made a motion to release the Bond #2021-27 in the amount of \$4,000, Mr. Sears seconded the motion. All members voted in favor of releasing the Bond.

Adoption of Minutes from the Meeting of March 9, 2022.

Ms. Miller made a motion to approve the Minutes from March 9, 2022, Mr. Bedford seconded the motion. All members voted in favor to pass the Minutes as distributed.

The next Water Control Commission meeting will be held on May 11 at 7pm. Mr. Bedford adjourned the meeting at 8:40pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Christeen CB Dür".

Christeen CB Dür