

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, May 11, 2022**

**Attendees:**

<b>Board Members:</b>	Bill Bedford, Chair Peter Marchetti Betsey Miller Phil Sears Peter Senatore
<b>Advisors:</b>	John Loveless, Counsel Jim Perry, Building Inspector
<b>Conservation Board Liaison:</b>	Andrew Karpowich
<b>Administrator:</b>	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. Peter Senatore and Andy Karpowich attended via Zoom.

**Old Business:**

**Dayna Langfan**

**85 South Bedford Road, Block 9452, Lot 111**

Application for a partial 2<sup>nd</sup> floor addition.

Zoning District: R-3A, Acres: 3.050      Previous Meeting: 04/06/22

Mr. John Scarlato, architect, reviewed the additional notes that have been added to the site plan including the wetlands and wetland buffer lines. He added a note about the sequence of work, the driveway access and the silt fence. Mr. Bedford acknowledged the additional information added to the plans and noted that this application does not have any impact on the wetlands.

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

Be it hereby resolved that the application by Dayna Langfan to build a partial 2<sup>nd</sup> floor addition, 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.

**New Business:**

**Evan & Behnaz Shumeyko**

**19 Pound Ridge Road, Block 9816, Lot 41**

Application to install a 16'x32' in-ground swimming pool with associated pool equipment. A pool drawdown/stormwater infiltration system will be installed and landscaping will be provided as a wetland mitigation buffer.

Zoning District: R-2A, Acres: 2.25

Mr. Pete Marchetti recused himself from this application. Mr. Peter Gregory, landscape architect, reviewed the plans to install a pool and pool drawdown/stormwater infiltration system. Mr. Bedford asked that the brush be cleared in the area before any additional landscaping is done. Mr. Gregory agreed to have the brush cleared and specifics about the landscaping plan added to the site plan and will return to the next meeting.

**Richard Bellis**

**10 Miller Road, Block 9318, Lot 1.35**

Application to build a 20' x 30' open air pool pavilion.

Zoning District: R-3A, Acres: 3.815

Mr. James Best, architect, reviewed the plan to build a 20' x 30' open air pavilion with a fireplace, BBQ area and sink. Mr. Best confirmed that the propane would be used for cooking and electricity would be for the dishwasher. Mr. Bedford said the debris needs to be removed from the wetlands, the brush needs to be clean up and the logs need to be removed. He added that a fence and limit of lawn line need to be added to the site plan. Mr. Best said he will return with those additions and will be appearing before the Planning Board as well with this application.

**Jonathan Stein & Polina Khentov**

**128 Kitchawan Road, Block 10264, Lot 1.2**

Application to demolish an existing building, indoor pool and patio and build a new house addition, outdoor pool and plantings.

Zoning District: R-3A, Acres: 4.6

Mr. Paul Fusco, engineer and Mr. Ken Okamoto, architect, reviewed the plans for the demolition, new pool and patio and new house addition and pool. Mr. Fusco explained that they are reducing lot coverage by removing the indoor pool. They are adding the driveway and adding geothermal in front of the house. Mr. Perry asked if they are adding new bedrooms. Mr. Jonathan Stein, owner, confirmed the house is currently 5 bedrooms and will remain 5 bedrooms. Mr. Bedford noted that it is hard to distinguish between what is existing, what is being removed and what is being added to the home. Mr. Fusco said they are moving away from the wetlands and the additions will make for greater function of the home for the family. Ms. Miller expressed concern over the location of the pool and its equipment and driveway extension. Mr. Fusco reviewed the construction notes. Mr. Bedford requested one plan that shows the existing building, new foundation and building and plantings. He also asked that a note be added to the plans that states the prior approval with wetland protection will be maintained. Mr. Perry noted that they will need WCDOH sign off for this renovation. They need to bring in 2 copies of the plans for Mr. Perry to

sign before submitting to the WCDOH. Mr. Fusco acknowledged a WCDOH signoff is needed and will update the plans for the next meeting.

**Abby Simpson**

**125 Eastwoods Road, Block 9822, Lot 20**

Application to renovate existing home due to extensive damage by a fallen tree and existing septic repair. Replacement of damaged and obsolete mechanical systems, including installation of air conditioning and dehumidification systems. Structural alterations as required or new ductwork. Replace existing generator in basement.

Zoning District: R-2A & R-3A, Acres: 68.15

Mr. Tim Allen, engineer, and Mr. Jim Taylor, architect, reviewed the plans to renovate an existing home after trees fell on the house and damaged the entire roof during a hurricane in August of 2020. Mr. Taylor described the 4 wings of the house and the different repairs that are needed. Their goal is to rehabilitate the windows as well as match the original materials and design of the house. They will add air conditioning and bring in new appliances including a new generator and move the laundry room upstairs. Mr. Taylor explained they are not adding to the 7 existing bedrooms or changing lot coverage. Mr. Allen reviewed the septic and propane tank locations as well as the sequence of work. Mr. Bedford asked for more details to be added to the scope of work, a fence and a note about how the wetlands will be maintained be added to the plans. Mr. Taylor noted that due to the grading on the property it does not allow anything to be drained into the lake and they will return with updated plans.

**Other Business:**

**Adoption of Minutes from the Meeting of April 6, 2022.**

Mr. Marchetti made a motion to approve the Minutes from April 6, 2022, Mr. Sears seconded the motion. All members voted in favor to pass the Minutes as distributed.

**The next Water Control Commission meeting will be held on June 8 at 7pm. Mr. Bedford adjourned the meeting at 8:13pm.**

Respectfully submitted,

  
Christeen CB Dür