

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, June 8, 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. Peter Senatore and Andy Karpowich attended via Zoom.

Old Business:

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

Previous Meeting: 04/06/22

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

Mr. Tim Allen, engineer, reviewed the plans with the added drainage information and noted the application has been approved by the Planning Board. Mr. Bedford reviewed the construction access and septic location. Mr. Allen said construction materials will be brought to the site as needed from storage off site.

Mr. Sears made a motion to approve the application with a bond of \$5,000, 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 Aris Samad-Yahaya to build a new home on the footprint of the existing home, 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.

Evan & Behnaz Shumeyko

19 Pound Ridge Road, Block 9816, Lot 41

Application to install a 16' x 32' 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

Previous Meeting: 05/11/22

Mr. Peter Gregory, engineer, reviewed the plans for a pool, the infiltration system and staging area for materials. He noted that brush has been removed and the lawn will be moved away from the wetlands. The owners have already stopped mowing the lawn and established a boundary with boulders.

Ms. Miller made a motion to approve the application with a bond of \$3,000, 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 Evan & Behnaz Shumeyko to build a 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.

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.

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

Previous Meeting: 05/11/22

Mr. James Best, architect, reviewed the notes added to the plans since the last meeting. He reviewed the plans for a gas fireplace and fence as well as the conservation easement. Mr. Bedford noted that the dimensions of the fence and the gate by the pond need to be shown on the plans.

Mr. Bedford made a motion to approve the application with the added dimensions of the fence and gate on the plans with a bond of \$3,000, 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 Richard Bellis for an open-air pool pavilion, 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.

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 Previous Meeting: 05/11/22

Mr. Tim Allen, engineer, reviewed the scope of work, the limit of disturbance area, walking path, and deck. He noted that they will repair the existing septic as needed. Mr. Bedford noted that a more specific limit of lawn line and buffer needs to be noted on the plans so future owners know what needs to be maintained. He added drainage information and the distance of the house to the pond also needs to be noted on the plans. Mr. Allen said he will meet with Mr. Perry to make sure all notations are added to the larger site plan. Mr. Perry confirmed the application does not need to go to the Planning Board.

Mr. Sears made a motion to approve the application on the condition that the limit of lawn line, the distance of the house to the pond and drainage information are added to the plans 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 Abby Simpson to renovate an existing home, 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.

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

Previous Meeting: 05/11/22

Mr. Paul Fusco, architect, reviewed the updated plans that show what is being demolished and what is to be renovated. He explained how the indoor pool will be removed and the drawdown system for the new outdoor pool. Mr. Fusco noted that they are awaiting approval from the WCDOH as they plan to keep the existing septic.

Mr. Sears made a motion to approve the application with the existing bond 2019-9 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 Jonathan Stein and Polina Khentov to demolish an existing building and indoor pool and to build a new addition to the existing home with an outdoor 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.

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.

New Business:

Christopher & Whitney Taussig

9 Great Hill Farms Road, Block 9317, Lot 49.13

Maintenance plan of paddocks for grazing animals (12 goats, 1 llama, and 1 alpaca) within the minimum activity setback from a wetland and renovation of former biofilter area.

Zoning District: R-3A, Acres: 6.224

As a neighbor, Mr. Bedford recused himself from this application. Ms. Miller was the Board Chair for this application. Ms. Gerri Tortorella, attorney, reviewed the prior approval to renovate the home and the variance received from the Zoning Board for 9 goats. She explained the maintenance plan was developed for the animals the owners' inherited when they purchased the property. The Zoning Board has not decided yet on the variance request for the llama and the alpaca. Mr. Steve Lopez, wetland specialist, reviewed the history of the property by showing photos from 1947, 1960, 2004 and 2018. He reviewed the biofilter basin, resurveyed the area, took soil sample and did not find wetlands. Mr. Lopez said the current grazing area is not in the buffer. Ms. Miller asked about the animals' daily care schedule. Ms. Tortorella explained they are treated like pets and fed twice a day. She confirmed they are replacing the current manure pile with a dumpster beyond the setback and the manure and livestock plan is described in the notes on the plans. Mr. Marchetti asked about monitoring water quality. Mr. Perry suggested they determine a water quality baseline and monitor the water and submit reports for 2 years. This application is not approving the llama or alpaca it is just to approve the maintenance plan. Ms. Tortorella confirmed they will return with a water quality monitoring plan.

Chris Ytuarte

122 Old Stone Hill, Block 10047, Lot 33.2

Application to remodel an existing bathroom, powder room and master bath, adding 1 window.

Zoning District: R-3A, Acres: 3.031

Mr. Jan Cadek, architect, reviewed the plans to remodel the existing home and noted the dumpster location, silt fence and storage of the construction materials. Mr. Cadek clarified that they are renovating 3 bathrooms and adding only 1 window. Mr. Bedford said a limit of lawn line, deck dimensions and the distance between the house and the pond and how it will be maintained needs to be noted on the plans. He also asked that the dimensions for the existing deck be added to the plans. Mr. Cadek confirmed he will add all notations mentioned for Mr. Perry's review.

Mr. Bedford made a motion to approve the application on the condition that the limit of lawn, deck dimensions and the distance between the house and the pond and how it will be maintained are added to the plans for Mr. Perry's review with a bond of \$1,000, 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 Chris Ytuarte to renovate 3 bathrooms, 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 \$1,000 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.

Kenneth Creed

246 Honey Hollow Road, Block 10527, Lot 1

Application to modify the existing house, install a 480sf pool and adjacent terrace.

Zoning District: R-3A, Acres: 3.9136

Mr. Pete Marchetti recused himself from this application. Mr. Glen Ticehurst, landscape architect, reviewed the plans to renovate the existing home and build a pool and terrace. Mr. Bedford reviewed the conditions of the property observed during the site walk. He explained that they need to review the pool location and better identify the location of the wetlands as it appears the current location is too close to the wetlands. Mr. Perry agreed that the proposed pool location is currently aligned with a spring that makes it structurally concerning. Mr. Sears said the construction access is also concerning due to the steep slope. Mr. Ticehurst said they will review the proposed pool location and wetlands with the owner.

Jordan Figman & Julia Horn

Dann Farm Road, Block 9457, Lot 5.2

Application to build a new single-family residence on lot 5.2 of the Simpson Subdivision Plat approved May 27, 2021 by the Planning Board, proposed driveway and stormwater management practices within the wetland buffer. WCDOH approval of private septic and well for single-family residential use (approved/issued).

Zoning District: R-3A, Acres: 3.509

Mr. Dave Sessions, engineer, reviewed the plans for a new home on a lot that was approved during a subdivision last year. He noted that the house is actually smaller than what was theoretically proposed last year but the driveway is at the same location and as far away from the wetlands as possible. Mr. Sessions conducted the deep soil tests in coordination with the Town's Engineer. He reviewed the infiltration system, the limit of disturbance and rain garden. Mr. Sessions said they might need to remove a portion of the stone wall in order to facilitate drainage and rebuild it. Mr. Perry noted that the stone wall will be an issue to discuss with the Planning Board. Mr. Bedford said a note needs to be added to the plans about how the area around the driveway will be maintained.

Mr. Bedford made a motion to approve the application on the condition that a note be added to the plans about how the area around the driveway will be maintained with a bond of \$5,000, 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 Jordan Figman and Julia Horn to build a new home, 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.

Rob Knorr, owner, Welcome Homes, applicant
28 Upper Shad Road, Block 9320, Lot 112

Application to build a new 3-bedroom house with a new driveway, septic and drilled well. Relocating the existing driveway for adjacent property.
Zoning District: R-2A, Acres: 2.014

Mr. Tim Allen, engineer, reviewed the plans for a new home and noted that the relocation of the existing driveway for the adjacent lot behind this lot has already been completed. He explained that the Planning Board would like the house rotated and angled towards Upper Shad which he will be reviewing with the applicant. They have resubmitted their plans to the WCDOH for approval. Mr. Bedford said the no mow line seems arbitrary and is up against the conservation easement so it needs to be reviewed. Mr. Allen said he will refine the no mow line. Mr. Bedford explained to Mr. Vaccarello, from Welcome Homes, that foundation information is needed as it is the biggest disturbance to the land. The plans need to show if it will be a full basement, a crawl space or on slab. Mr. Bedford said the Water Control Commission ("WCC") needs the updated location based on the Planning Board's review, how the house will be built, and the type of basement needs to be determined as well as they need to provide a copy of the conservation easement. He said that the WCC has no objection to the house but more information is needed. Mr. Allen confirmed they will return with more information.

Other Business:

Adoption of Minutes from the Meeting of May 11, 2022

Ms. Miller made a motion to approve the Minutes from May 11, 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 July 13 at 7pm. Mr. Bedford adjourned the meeting at 9:10pm.

Respectfully submitted,


Christeen CB Dür