

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, July 13, 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 Betsey Miller attended via Zoom.

**Old Business:**

**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. Ed Delaney, engineer, reviewed the wetland line defined by Steve Marino, wetland ecologist. He noted they are awaiting to hear back from the WCDOH regarding their proposed smaller septic than what was approved at the time of subdivision. Mr. Delaney explained the Planning Board asked the applicant to rotate the house and they agreed to do so but there are no other changes to the actual house plans. He reviewed the foundation plan with a crawl space basement. They have added 2 stormwater chambers per the Town Engineer's recommendation.

Mr. Bedford said they need to provide a copy of the conservation easement and note it on the plans but there is no objection to the application. Ms. Dür said she will tell the Planning Board there is no objection to this application from the Water Control Commission but the conservation easement needs to be provided and noted on the plans. Mr. Delaney agreed to come back with the conservation easement.

**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 the application. Ms. Miller was the Board Chair for this application. Ms. Gerri Tortorella, attorney, reviewed the maintenance plan for the grazing animals. Mr. Steve Marino, wetland ecologist, reviewed the erosion control notes and water quality monitoring plan. Ms. Tortorella explained the plan is to compare the existing condition of the water with the water quality after construction. Mr. Perry added that the WCC is concerned about existing conditions and need to know if we are

starting from a point of contamination and if so, what can be done to rectify it and not make it worse. Ms. Miller asked if they are not meeting standards how will it change the design of their plans. Mr. Marino said he will look into DEC standards with the hydrologist at his firm and review their plans.

Mr. Sears explained that they also need to make sure they have approval to take water samples beyond the property line at point 3 on the plans and what is their plan B if existing water quality is not acceptable. Ms. Tortorella said they were planning on just comparing pre and post construction and this was not a permanent monitoring plan. Mr. Marino added they will monitor and submit annual reports for 3 years. They will review their plan, research standards and look into getting a baseline, speak with the neighbor about sampling and come back to the WCC.

**Tyler & Jennifer Haviland**

**30 Laurel Road, Block 9822, Lot 14**

Application for 1<sup>st</sup> floor interior renovations, convert existing master bedroom to guest bedroom and office and 2<sup>nd</sup> 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                      Previous Meeting: 04/06/22

Mr. Michiel Boender, architect, reviewed the renovation plans and the addition of a new master bedroom suite. He noted they have already received WCDOH approval on the septic. Mr. Bedford explained that a limit of disturbance line is needed on the plans to bind the contractor to that area.

Mr. Bedford made a motion to approve the application on the condition that a limit of disturbance line is added to the plans 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 Tyler & Jennifer Haviland to renovate the 1<sup>st</sup> and 2<sup>nd</sup> floors and add a master bedroom suite to their 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.

**New Business:**

**Darla Marley LLC**

**17 Salem Road, Block 9820, Lot 40**

Application to build a new 6ft flat top painted wood stockade privacy fence along the west property line & plant trees at front & rear yard for privacy. Construct a gate at the entry door & end of the parking area. Repair & reconstruct existing stone wall damaged by tree roots; tree stump to be removed. Removal of existing patio & the construction of new bluestone paver patios set in grass. Extension of existing stone walls, re-establishment of pea gravel & the construction of a new free-standing pergola. The construction of an exterior steel stair to traverse from the living room/kitchen level to the rear yard.

Zoning District: R-2A, Acres: 2.015

Ms. Lauren Crahan, architect, reviewed the plans and survey noting this owner has only had the home for 1 year. Mr. Sears asked about stormwater issues. Mr. Perry noted the property does not have a history of any flooding issues. Mr. Bedford asked about a landscaping plan. Ms. Crahan said they do not have a landscaping plan yet. Mr. Sears said they can get recommendations from the Conservation Board for appropriate trees to add more screening. Mr. Sears asked about the exterior steel stairs for this landmarked house. Mr. Perry noted that Landmarks Commission only has jurisdiction over the roadside facing part of the home. Ms. Crahan said this application is on the Landmarks Commission agenda on July 19<sup>th</sup>.

Ms. Crahan reviewed the materials for the stairs and to repair the roof. She noted that the driveway will return to pea gravel with a fixed gate. Mr. Bedford said the applicant needs to describe in detail what they want to do

and include how to manage drainage. Mr. Perry summarized what was needed, the scope of work including details regarding the 2 terraces, stairs, pergola, stone wall and interior renovations as well as a plantings plan. Ms. Crahan reviewed the interior renovations and noted they are not changing the use of the rooms. She said they will come back with a landscaping plan and more details about the scope of work.

**Bond Release:**

**Jolana Blau**

**12 Major Lockwood Lane, Block 9816, Lot 1**

Request for the release of Bond #2021-29 in the amount of \$1,000 for work done to alter interior storage, great room for new raised floor with family room and adding a bedroom. Conditions of the wetland permit have been completed and inspection of work was satisfactory.

Mr. Bedford made a motion to release the bond of \$1,000, Mr. Sears seconded the motion. All members voted in favor. The bond is approved to be released.

**Minutes Approval:**

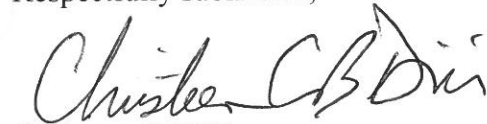
**Adoption of Minutes from the Meeting of June 8, 2022**

Mr. Sears made a motion to approve the Minutes from June 8, 2022, Mr. Marchetti seconded the motion. All members voted in favor to pass the Minutes as distributed.

**The next Water Control Commission meeting will be held on August 17th at 7pm.**

**Mr. Bedford adjourned the meeting at 8:12pm.**

Respectfully submitted,



Christeen CB Dür