

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, October 12, 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.

New Business:

**Joe DiPietro, Chubby's Hardware, 68 Westchester Avenue
Block 9320, Lot 64**

Application to build a 24' x 32' addition to existing storage building behind Chubby's Hardware similar in style to existing storage building.

Zoning District: PB-A, Acres: .5 Other Boards: Planning Board

Mr. DiPietro, owner, reviewed his plans to build an additional storage shed behind his store. He explained that the shed will allow for fork lift access with 2 garage doors and will be used for seasonal bulk inventory and expensive equipment that cannot be stored outside. Mr. Sears discussed the need for a more detailed site plan with architectural. Ms. Miller expressed a concern over leakage into the wetlands from seasonal inventory stored outside. Mr. Perry noted per the current site plan submitted a very small portion falls into the wetland buffer area which is across the road and down a slope. He added that it looks like a simple garage with a concrete slab floor. Mr. DiPietro confirmed that the shed will not have any plumbing. Mr. Bedford requested a more detailed site plan that will also be needed for the Planning Board.

Frederick Jones, 4 Saddle Ridge Road

Block 10036, Lot 14

Application for an addition and renovations, new garage, removal/replacement of a pool, installation of patios, walls, outdoor kitchen, gas fireplace, relocate generator and driveway modifications.

Zoning District: R-3A, Acres: 3.007

Mr. Glenn Ticehurst, architect, reviewed the renovation plans including replacing the existing pool and patio. He explained they are moving the pool and patio away from the wetlands and not changing the septic. Mr. Ticehurst said they are removing 2 out buildings, repair the crumbling retaining wall and the new 3 bay garage will have a studio and playroom. He said the pool's mechanical equipment will remain in its current location. Mr. Bedford requested more details overall on the site plan including more details about the garage. He explained the site plan needs to list a sequence of work, include dimensions and distances to the house, and notes about materials and trees to be removed. Mr. Ticehurst also reviewed the existing 1st floor plan and the proposed kitchen extension. They will remove the existing breezeway and garage. The proposed expanded area will not have a basement. Mr. Jones, owner, confirmed there are no proposed changes to the 2nd floor. Ms.

Miller expressed concern over the drawdown process and its impact on the retaining wall. Mr. Jones said he would like a strong, effective retaining wall as well and will make sure the drawdown process does not impact the retaining wall. Mr. Bedford explained that the WCC does not have any objections to the concept of their design but more details are needed on the site plan including more details on the retaining wall.

Bond Approval:

Salim Ladah, 37 Indian Hill Road

Block 9820, Lot 133

Request for the release of Bond #2021-28 in the amount of \$2,000 for the addition of an above ground spa, deck platform, gravel drive and parking court, stepping stones and mitigation plantings. Conditions of the wetland permit have been completed and inspection of work was satisfactory per Jim Perry, Building Inspector.

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

Minutes Approval:

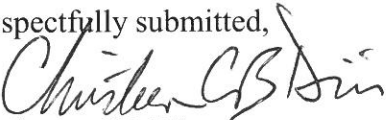
Adoption of Minutes from the Meeting of August 17, 2022 and September 14, 2022

Ms. Miller made a motion to approve the Minutes from both the August 17 and September 14 meetings, Mr. Sears seconded the motion. All members voted in favor and the Minutes were approved as distributed.

The next meeting will be Wednesday, November 9 at 7pm.

Mr. Bedford adjourned the meeting at 7:39pm.

Respectfully submitted,



Christeen CB Dür