

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, November 9, 2022**

**Attendees:**

**Board Members:** Bill Bedford, Chair  
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 7:05pm 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. Ms. Betsey Miller and Mr. Peter Marchetti were not able to attend this meeting. Lt. Peter Senatore attended via Zoom. Mr. Loveless explained that due to the fact that only 3 Board Members are in attendance the applicants need a unanimous vote to be approved therefore each applicant will be given the choice on whether they want a vote to occur tonight after they provide the update on their application.

**Old Business:**

**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 notes added to the site plan including the sequence of the demolition and construction. He also reviewed the wetland mitigation plantings and boulders. Mr. Ticehurst said a foundation will be added for the existing space and crawl space for the addition. Mr. Sears asked about the pool and its drawdown. Mr. Ticehurst said they will replace the existing pool equipment, use the existing slab and use the existing propane tank. The pool will have a cartridge system and they will add pool water in the Spring. Mr. Bedford asked about the pool location and dimensions. Mr. Ticehurst said they will add details on the site plan about the pool's location and its dimensions. Mr. Ticehurst explained he added details about the retaining wall and pipe behind it per Ms. Miller's request at the last meeting. Mr. Jones, owner, confirmed they are not adding to the bedroom count as they are converting the guest room into their master bedroom since it has the best view of the property. Mr. Bedford noted the plans show good protection of the wetlands and asked the applicant if they wanted to move forward with a vote. Mr. Jones said yes, he would like to move forward with a vote.

Mr. Sears made a motion to approve the application with the notes discussed added to the plans with a bond of \$3,000, Mr. Bedford seconded the motion. Lt. Senatore voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Mr. Frederick Jones, 4 Saddle Ridge Road, for an addition and renovations, new garage, removal/replacement of a pool, installation of patios, walls, outdoor kitchen, gas fireplace, relocation of a generator and driveway modifications, 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 (2 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.

**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 the plan to expand the existing storage building and how traffic flows to the back of the building. He explained that the 2<sup>nd</sup> floor is only used for storage with no heat, water or insulation. Mr. Perry explained that it is privately owned driveway and reviewed the notes already on the site plan. Mr. Bedford asked for an additional note to be added about how the building can be used, its lack of utilities and that no trees will be removed. He also asked that the wetland line be made bolder. Mr. Bedford asked if he wanted to move forward with a vote. Mr. DiPietro said yes, he would like to move forward with a vote.

Mr. Sears made a motion to approve the application with the notes discussed added to the plans with a bond of \$1,000, Mr. Bedford seconded the motion. Lt. Senatore voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Mr. Joe DiPietro, owner of Chubby's Hardware, 68 Westchester Avenue, to build a 24' x 32' addition to the existing storage building behind Chubby's, 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.

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**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.

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**Minutes Approval:**

**Adoption of Minutes from the Meeting of October 12, 2022**

Mr. Bedford made a motion to approve the Minutes from the October 12, 2022 meeting, Mr. Sears seconded the motion. Lt. Senatore voted in favor and the Minutes were approved as distributed.

**The next meeting will be Wednesday, December 14 at 7pm.**

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

Respectfully submitted,

  
Christeen CB Dür