

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, August 17, 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. Mr. George Latimer, County Executive, attended the meeting via Zoom. Mr. Latimer noted he appreciates any opportunity to listen in on public meetings to learn about activities throughout Westchester County. He provided his email and phone number for anyone who wants to contact him directly.

**Old Business:**

**Kenneth Creed**

**146 Honey Hollow Road, Block 10527, Lot 1**

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

Zoning District: R-3A, Acres: 3.9136

Mr. Pete Marchetti recused himself from this application. Mr. Seth Ticehurst, landscape architect, reviewed the modifications to the pool and terrace. He explained that due to concerns observed at the site walk, they have shifted the entire pool and terrace to northwest part of the property. The applicant also decided to eliminate the additions as part of the application. Mr. Ticehurst reviewed the pool drawdown process and said boulders will be used to mark the buffer area. Mr. Bedford said the site plan needs to be updated with the scope of work with the foundation details, and they need to show the connection of the pool equipment to the pool, the propane tank, dumpster and the new stone walls.

Ms. Miller made a motion to approve the application with the notes discussed added to the plans with a bond of \$4,000, Mr. Senatore seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Kenneth Creed to modify the existing house and install a 480sf 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 \$4,000 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/ Patrick Fleming, 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 conservation easement for the property that was also submitted to the Planning Board and County.

Mr. Bedford made a motion to approve the application with a bond of \$4,000, 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 Mr. Rob Knorr now owned by Mr. Patrick Fleming, 28 Upper Shad Road, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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**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

Mr. John Hartmann, architect, reviewed the scope of work including the bluestone patio, landscaping plans and main gate area. Mr. Bedford said a note stating that any excavated material will stay on site and that the relocated soil will be 150' from the wetlands needs to be added to the plans. Mr. Sears referred the applicant to the list of plantings recommended by the Conservation Board.

Mr. Sears made a motion to approve the application on the condition that the notes about the excavated soil be added to the plans with a bond of \$3,000, 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 Darla Marley LLC, 17 Salem Road, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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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.

**Bond Releases:**

**Neil Mitchell**

**18 Lyndel Road, Block 10047, Lot 40.9**

Request for the release of Bond #2021-33 in the amount of \$2,000 for the work done to repair portions of the shorelines of the existing large and small ponds to correct leaking and erosion. Conditions of the wetland permit have been completed and inspection of work was satisfactory per Jim Perry, Building Inspector.

**Bruce & Christine Churchill**

**210 Trinity Pass Road, Block 9820, Lot 49**

Request for the release of Bond #2021-23 in the amount of \$5,000 for the work to build a new exterior wood deck with hot tub. Conditions of the wetland permit have been completed and inspection of work was satisfactory per Jim Perry, Building Inspector.

Mr. Bedford made a motion to release the bonds listed above, Ms. Miller seconded the motion. All members voted in favor. The bond is approved to be released.

**Minutes Approval:**

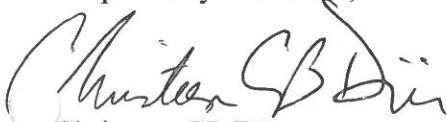
**Adoption of Minutes from the Meeting of July 13, 2022**

Mr. Sears made a motion to approve the Minutes from July 13, 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 September 14 at 7pm.**

**Mr. Bedford adjourned the meeting at 7:38pm.**

Respectfully submitted,



Christeen CB Dür