

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, January 11, 2023**

**Attendees:**

**Board Members:** Bill Bedford, Chair  
Pete 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 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.

**Old 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      Other Boards: Planning Board

Mr. Bill Bedford recused himself since he is a neighbor to this applicant. Mr. Phil Sears was the Board Chair for this application. Ms. Gerri Tortorella, attorney, reminded the Commission that they were asked to establish a baseline for water quality and take samples at 3 locations. Mr. Jon Dahlgren, from Tim Miller Associates said they reviewed the property after 3 rain events on October 4 and 14<sup>th</sup> and November 18, 2022. Mr. Dahlgren reviewed and followed NYDEP stream water guidance values and water quality standards. He noted they have a good baseline that they can use post the activity to restore the biofilter basin on the property.

Mr. Sears expressed his concern and asked for one more sampling before construction. Ms. Tortorella noted that they were only asked to get 1 sampling and they will do 2-3 samplings after the biofilter basin is installed. Mr. Perry noted that they already have Planning Board approval and the construction on the home is almost done. Mr. Marchetti asked about the sampling locations. Mr. Dahlgren noted that the 3<sup>rd</sup> off site location is the most important and he is very comfortable with the results and happy to do 1 more sample before the biofilter activity. Ms. Tortorella reviewed the biofilter restoration plan and said they will do 1 more baseline and will conduct 3 sampling events post the biofilter installation.

Mr. Sears made a motion to approve the maintenance plan including a new biofilter basin for the goats that were approved through a zoning variance with a bond of \$2,000, Ms. Miller seconded the motion. All board members voted in favor of the application. The application is approved. To date, the llama and alpaca have not been approved by the Zoning Board of Appeals.

Be it hereby resolved that the application by Christopher and Whitney Taussig, 9 Great Hill Farms Road, for a maintenance plan including a new biofilter basin for goats, 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 \$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:**

**Hobby Barn, LLC**

**270 Stone Hill Road, Block 9816, Lot 76**

Application to build a detached pool cabana and septic system.

Zoning District: R-3A, Acres

Other Boards: Zoning Board, Planning Board

Ms. Carol Kurth, architect, reviewed the plans to build a pool house and expand the septic system. She explained that they need a bathroom near the pool area. Ms. Kurth said there are wetlands throughout the entire property. They would like relief on the location of the pool house since they want to stay away from the road. Mr. Bedford said they need more information, more defined lines on the site plan and foundation plans. Ms. Kurth said they will appear before the Planning Board and Zoning Board and have submitted a preliminary application to the WCDOH. She said they will stake the area of proposed work so they can see how they would like to align the pool house to the center of the existing pool. Mr. Perry noted that they need a front yard setback variance from the Zoning Board. Mr. Bedford said they would like drainage information too after they appear before the Planning Board. Ms. Kurth said they would like to know if they are going down a successful path. Mr. Bedford said the Water Control Commission's review is subject to WCDOH, the Zoning Board and the Planning Board. He recommends they engage with an engineer and come back after the other Boards.

**Minutes Approval:**

**Adoption of Minutes from the Meeting of December 14, 2022**

Mr. Bedford made a motion to approve the Minutes from the December 14, 2022 meeting, Ms. Miller seconded the motion. All board members voted in favor and the Minutes were approved as distributed.

**The next meeting will be Wednesday, February 8 at 7pm.**

**Mr. Bedford adjourned the meeting at 7:40pm.**

Respectfully submitted,

  
Christeen CB Dür