

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, March 8, 2023**

Attendees:

Board Members:

Bill Bedford, Chair
Pete Marchetti
Betsey Miller
Peter Senatore

Advisors:

John Loveless, Counsel
Jim Perry, Building Inspector

Conservation Board Liaison:

Andrew Karpowich

Administrator:

Christeen CB Dür

The meeting began at 7:04pm 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:

David Pitluck

18 E Kinnicut Road

Block 9458, Lot 28

Application to build a spa and replace existing deck to include the spa.

Zoning District: R-2A, Acres: 2.7

Mr. Peter Gregory, engineer, reviewed the updated plan for the deck. He reviewed the details on how they will install the piers and the spa. Mr. Gregory noted that the area around the deck will be restored to grow naturally. Ms. Miller noted that the limit of lawn needs to be added to the site plan. Mr. Gregory agreed to submit an updated site plan with the limit of lawn.

Mr. Bedford made a motion to approve the application with the limit of lawn added to the site plan with a bond of \$1,000, 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. David Pitluck, 18 E. Kinnicut Road, to install a spa and replace an existing deck, 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 \$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.

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.

**Swan Lake Trust
128 Old Stone Hill Road
Block 10047, Lot 28**

Application to build an outdoor garden and chicken coop within 150' setback of wetlands, partial removal and relocation of the existing gravel driveway between the garden and existing barn and removing an existing shed.
Zoning District: R-3A, Acres: 6.211

Mr. Andrew Kuzmich, engineer, noted that the applicant has heard the concerns expressed by the neighbors, and he reviewed the grading on the property and the plans for a chicken coop. Mr. Sam Spiegel, head gardener, said the property manager lives on site and the 8-12 chickens will be managed in a contained area. Mr. Spiegel said the coop will be on a concrete slab and that wood chips will be used for waste and lights will keep the chickens warm. Mr. Bedford noted that the maintenance plan for the chickens needs to be on the site plan. Mr. Spiegel said they will not be using chemicals and don't need to plant apple trees but will be using the existing irrigation system to maintain a vegetable garden. He added that all the plants listed on the site plan are approved as listed on the Town's website and they are keeping the existing gravel driveway between the garden and barn. Mr. Bedford said more information is needed on how the chicken coop will be maintained. Ms. Miller said the WCC's charter is to protect water quality. Mr. Craig Flaherty, engineer, confirmed they will not plant any new trees and they will provide more information about the chicken coop and the maintenance plan at the next

meeting. He asked if they could get approval just for the wall for the vegetable garden so they can start planting this Spring. The Commission discussed a conditional, separate approval just for the vegetable garden wall.

Ms. Miller made a motion to approve the application just for the wall for the vegetable garden, and will remove the apple trees and chicken coop from the site plan with a bond of \$2,000, 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 Swan Lake Trust, 128 Old Stone Hill Road, to build a wall for a vegetable garden, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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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:

Jeffrey Korn

21 Pound Ridge Road

Block 9816, Lot 40

Application for an interior renovation of new cathedral ceiling above the foyer, reconfiguration of interior non-load bearing walls, kitchen, 3 bathrooms and mechanical equipment. Proposed pier and spread footings to accommodate proposed front entry overhang, side stoop off living room and front/rear patios.

Zoning District: R-2A, Acres: 4.978

Mr. Brian Crowley, architect, reviewed the interior renovation plans and to expand the patio. He noted that there is no change to the footprint of the home. He said they are returning the home to a 3-bedroom home and the septic was inspected last year when it was purchased. There is no change to the septic or well. Mr. Crowley said the property does not have any steep slopes and they have a recent wetlands report. Mr. Bedford said the wetlands need to be noted on the site plan and information about the recent wetlands report needs to be on the site plan as well. He said the limit of lawn and limits of construction also need to be on the site plan.

Mr. Bedford made a motion to approve the application with the notes discussed added to the site plan with a bond of \$2,000, 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 Jeffrey Korn, 21 Pound Ridge Road, for interior renovations and to expand the patio, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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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.

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**Laurie Anderson
24 Patterson Road
Block 9817, Lot 16.9**

Application for an interior remodel of kitchen, master suite, and basement wine cellar and storage.

Zoning District: R-2A, Acres: 3.064

Mr. Wesley Da Silva, architect, reviewed the interior renovation plans and noted there is no change to the footprint of the home. Mr. Bedford said the wetland setback; the limits of disturbance and the location of the materials and dumpster needs to be added to the site plan. Mr. Perry noted that a silt fence is also needed on the site plan.

Ms. Miller made a motion to approve the application with the notes discussed added to the site plan with a bond of \$1,000, 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 Laurie Anderson, 24 Patterson Road, for interior renovations, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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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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Minutes Approval:

Adoption of Minutes from the Meeting of February 8, 2023

Ms. Miller made a motion to approve the Minutes from the February 8, 2023 meeting, Mr. Marchetti seconded the motion. All board members voted in favor and the Minutes were approved as distributed.

The next meeting will be Wednesday, April 12 at 7pm. Mr. Bedford adjourned the meeting at 8:25pm.

Respectfully submitted,


Christeen CB Dür