

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, April 12, 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 7:03pm 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:

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

Application to build a chicken coop and plant apple trees, 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 Other Boards: Planning Board

Mr. Craig Flaherty, engineer, reviewed their prior approvals for geothermal pumps and the vegetable garden wall. He reviewed the updated plans submitted for the chicken coop and irrigation system. Mr. Sam Spiegel, head gardener, said the coop will be on a slab of concrete without a drain. The coop will be layered with chips for the waste to be collected for compost. Mr. Perry explained that he has been notified by a neighbor that trees on their own property were also tagged by the applicant's wetland surveyor. He said it is common for a wetland survey to cross a property line but they have to get approval from the neighbor before doing so. Mr. Spiegel said he will contact his wetland surveyor and have the flags on the neighbor's trees removed. Mr. Flaherty said the applicant would also like to plant apple trees and he reviewed an EPA fact sheet about neem oil being an EPA approved fertilizer for the trees. Mr. Bedford thanked the applicant for the additional information provided.

Mr. Marchetti made a motion to approve the application for a chicken coop, plant apple trees and relocate a gravel driveway, with a bond of \$5,000, Mr. Sears 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 chicken coop and plant apple trees, 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 \$5,000 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:

Herbert Chou

95 Conant Valley Road

Block 9827, Lot 32

Application to renovate an existing bathroom.

Zoning District: R-3A, Acres: 8.9

Mr. Richard Vail, architect, explained the details of the interior renovation. He noted the construction materials will be stored in a garage until needed. Mr. Bedford asked for the limit of construction and the dumpster to be noted on the site plan. He also asked that a note be added that construction materials will be stored in the garage and then removed from the site away from the wetlands.

Mr. Bedford made a motion to approve the application to renovate an existing bathroom with a bond of \$2,000, 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 Herbert Chou, 95 Conant Valley Road, to renovate an existing bathroom, 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.

**Welcome Homes NY Building Company LLC, Applicant,
on behalf of Miles & Zabrina Thorson, Owners**

2 Colonel Sheldon Lane

Block 9816, Lot 36

Application to build a new home.

Zoning District: R-2A, Acres: 3.24

Other Boards: Planning Board

Ms. Jody Cross, attorney, presented the plan to demolish the existing run-down home and for a new home to be built in the same location with a larger footprint. She explained there are 2 wetland areas and a large depression on the property that dictate where the home can be located on the site. Mr. Vageles Sophias, engineer, said the existing septic is to be removed but they do plan on using the existing gravel driveway with slight grading. Mr. Perry said the Town Engineer through the Planning Board application will review the driveway and stormwater management. Mr. Bedford said the Commission does not object to a new house at the site but more detailed information is needed. He explained that all information including detailed sequence of work for the new home needs to be on one site plan. Mr. Bedford said it should also be noted on the site plan that Mr. Steve Marino of Tim Miller Associates conducted the wetland survey. Ms. Miller asked Ms. Cross to discuss with the homeowner about keeping at least some of the 17 large trees. Ms. Cross said she will discuss the trees and all feedback received and return to the next meeting after they meet with the Planning Board.

Minutes Approval:

Adoption of Minutes from the Meeting of March 8, 2023

Mr. Bedford made a motion to approve the Minutes from the March 8, 2023 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, May 10 at 7pm. Mr. Bedford adjourned the meeting at 7:48pm.

Respectfully submitted,



Christeen CB Dür