

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, May 10, 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 7:03pm 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:**

**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, explained that the site plan has been updated based on the feedback received from the Water Control Commission and the Planning Board and noted the number of trees to be removed has been reduced to 11 from 17. Mr. Vageles Sophias, engineer, said he has met with the Town Engineer and reviewed the updated site plan. He described the sequence of work for the home, driveway and 2 car-garage. He reviewed the need for the extended driveway and the septic location. Mr. Sophias said they have removed the shower from the 2<sup>nd</sup> floor so the home will be approved for a 4-bedroom septic. Mr. Perry noted that stormwater cannot be directed off site and that a gravel driveway's infiltration will only last 1 ½ years and then it is no longer pervious. Mr. Sophias said he can add a basin at the end of the driveway and 3 dry wells to collect stormwater. Mr. Perry said more stormwater information will be needed not only for the Water Control Commission but for the Planning Board. Mr. Sophias said they need to locate the existing septic but the WCDOH told him the old septic needs to be removed so a new septic will be needed. He said he will work with the Town Engineer on a stormwater mitigation plan. Mr. Sears said more information is needed on the driveway including a profile of it since it is right near a stream that leads to the reservoir. Mr. Bedford said to come back with a stormwater mitigation plan, more information about the driveway and to add the dumpster and limits of disturbance to the site plan- all information needs to be on one site plan. Mr. Sophias acknowledged the information needed.

**New Business:**

**Lupce & Katica Petreski  
41 Pheasant Road  
Block 9031, Lot 123**

Application to renovate a kitchen and a bathroom with a 5' x 25' addition.

Zoning District: R-2A, Acres: 2.142

Ms. Kathy Petreski, owner, reviewed her plans to renovate a kitchen and bathroom with a small addition. She pointed out the wetland setback and crawl space under the addition. Mr. Bedford said a profile of the foundation, the limits of disturbance and limit of lawn noted on a larger site plan is needed but no objections to the proposed work. Ms. Petreski acknowledged the information needed.

**David Wise**  
**162 Barnegat Road**  
**Block 9456, Lot 35.1-1**

Application to convert an existing garage into an exercise, tv, office, play room with a ½ bath and HVAC system. Remove gravel parking area as needed to create an additional patio area around the pool.  
Zoning District: R-2A, Acres: 11.97

Ms. Tracy Chalifoux, landscape architect, reviewed the scope of work for the garage conversion with no change to the footprint and a new HVAC system. She explained the plan to reduce the gravel parking area to counter the square footage of the additional patio. Ms. Chalifoux reviewed the sediment and erosion plan and the engineer notes on the site plan. Mr. Barry Cohen, builder, said they are only adding a half bath therefore it does not need WCDOH approval. He explained the new HVAC split system will be mounted on the garage with no ground contact. Mr. Bedford said the existing pool equipment and existing propane tanks need to be shown on the site plan and more information about electricity is needed but there is no objection to the proposed work. Mr. Cohen acknowledged the information needed.

**Jason & Emily Schaffer**  
**121 Brook Farm Road East**  
**Block 9816, Lot 163**

Application to add a basement and foundation under an existing enclosed porch; finish and condition the porch to merge with existing 1<sup>st</sup> floor; rebuild existing deck and expand elevated surface with cantilevered deck; rebuild and modify deck stair; modify existing flagstone walk to driveway.  
Zoning District: R-3A, Acres: 2.001

Mr. Roger van Loveren, architect, reviewed the scope of work and noted there is no change to the septic. He explained the existing home with a walk out basement has a tight building envelope. Mr. Paul Jaehrig, wetlands specialist, reviewed the proposed mitigation planting plan including a list of proposed trees and shrubs as well as a rain garden by the driveway. He noted that they do not have any plans to remove any trees. Mr. van Loveren reviewed the construction profiles, the basement under the existing porch, the concrete footings and insulation. Mr. Bedford noted that this is a very good mitigation plan and they just need the limit of lawn and dimensions to the house added to the site plan.

Ms. Miller made a motion to approve the application to add a basement and foundation under an existing porch; finish and condition the porch to merge with an existing 1<sup>st</sup> floor, rebuild an existing deck and expand an elevated surface with a cantilevered deck; rebuild and modify deck stair and modify an existing flagstone walk to the driveway upon receipt of the updated site plan with the additional notes described, 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 Jason and Emily Schaffer, 121 Brook Farm Road East, for the proposed work described above, 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.

**David Coulson, 63 Lyndel Rd. Property Mgmt. LLC**

**63 Lyndel Road**

**Block 10047, Lot 43.9**

Application to install a floating dock and build an on-shore deck.

Zoning District: R-3A, Acres: 12

Mr. Glenn Ticehurst, architect, reviewed the plan to install a floating dock and build an on-shore deck. He explained that the pond is used by the family with canoes and the plan is to remove invasive species and replace them with native plantings. Mr. Ticehurst reviewed the materials to be used for the floating dock and noted that the application will also go before the Planning Board. Mr. Bedford asked that the limit of disturbance with dimensions from the deck to the pond, a note that the proposed work will be hand dug and a mitigation planting plan be added to the site plan.

Mr. Bedford made a motion to approve the application with the notes described above to build a floating dock and on-shore deck, 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 63 Lyndel Road Property Mgmt. LLC, 63 Lyndel Road, to build a floating dock and on-shore 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 \$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.

**Minutes Approval:**

**Adoption of Minutes from the Meeting of April 12, 2023**

Mr. Bedford made a motion to approve the Minutes from the April 12, 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, June 14 at 7pm. Mr. Bedford adjourned the meeting at 8:27pm.**

Respectfully submitted,

  
Christeen CB Dür