

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, June 14, 2023**

**Attendees:**

**Board Members:** Bill Bedford, Chair  
Pete Marchetti  
Betsey Miller

**Advisors:** John Loveless, Counsel  
Jim Perry, Building Inspector

**Conservation Board Liaison:** Andrew Karpowich

**Administrator:** Christeen CB Dür

The meeting began at 7:05pm and Mr. Bedford noted that it was being recorded. He introduced the Board Members and explained the process of the meeting. Each applicant presents their proposed sequence of work and site plan. The Board Members will ask questions and anyone attending the meeting is welcome to ask questions as well. Ms. Dür noted that Mr. Sears and Mr. Senatore were not able to attend the meeting. She explained each applicant will be asked if they want to move forward with a vote after their presentation knowing that they would need all 3 Board Members present to vote yes in order for their application to be approved.

**Old 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 the updates to her site plan and said there will be a crawl space under the addition. She noted the profile, limits of lawn and dimensions added to the larger drawing submitted. Mr. Bedford said the construction access also needs to be noted on the site plan. Mr. Bedford asked if she would like to move forward with a vote, Ms. Petreski said yes.

Mr. Bedford made a motion to approve the application to renovate a kitchen and a bathroom with a 5' x 25' addition with the construction access noted on the plans, with a bond of \$2,000, Ms. Miller seconded the motion. Mr. Marchetti voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Lupce & Katica Petreski, 41 Pheasant Road, 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 \$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.

**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 all the notes and materials listed on the site plan. She noted that the existing propane tank has also been added to the site plan. Mr. Barry Cohen, builder, reviewed the heat pump system and the ½ bath to be added to the existing garage. Mr. Bedford said a limit of lawn needs to be added to the site plan but they have answered all of the Commission's questions. Mr. Bedford asked if they would like to move forward with a vote, Ms. Chalifoux said yes.

Ms. Miller made a motion to approve the application for the work described above with limit of lawn added to the site plan, with a bond of \$2,000, Mr. Bedford seconded the motion. Mr. Marchetti voted in favor of the application. The application is approved.

Be it hereby resolved that the application by David Wise, 162 Barnegat Road, 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 \$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, reviewed the updated plan including the limit of disturbance, drainage plan and noted that the tree removal has been reduced to 10 trees. Mr. Vageles Sophias, engineer, noted that he has been working with the Town Engineer through the Planning Board. He said they are now meeting all increased minimum setbacks and will preserve the vernal pond. Mr. Sophias said the driveway will be gravel with steel edges and he discussed the stormwater plan. He said they are waiting to hear back from the WCDOH. Mr. Bedford said the applicant has addressed all of the Commission's concerns and that any approval will be conditional on the Planning Board and WCDOH approvals. He added that a note needs to be added to the site plan that there will be no activity besides the septic field and driveway in the vegetative buffer. Mr. Bedford asked if they would like to move forward with a vote, Ms. Cross said yes.

Mr. Bedford made a motion to approve the application with the additional note described and conditional on WCDOH and Planning Board approvals, with a bond of \$2,000, Mr. Marchetti seconded the motion. Ms. Miller voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Welcome Homes NY Building Company LLC on behalf of Miles and Zabrina Thorson to build a new home, 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.

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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:**

**Rosanna Bressler, 27 Nancy's Lane**

**Block 9827, Lot 13**

Application to build a one-story addition.

Zoning District: R-3A, Acres: 2.195

Other Boards: Planning Board

Mr. Ken Okamoto, architect, reviewed the plan to expand the living room, dining room and garage. He noted the application is also before the Planning Board and will be to the Zoning Board. Mr. Okamoto said they need to develop their stormwater plan. Mr. Bedford said more information is needed regarding the sequence of work and what is impacting the 150' wetland setback. He said the sequence of work, the dumpster, materials and stockpile all need to be noted on the site plan. Mr. Marchetti agreed more information is needed about the proposed work. Wendy and Paul Mlinar, 26 Nancy's Lane, expressed concerns over the driveway and drainage that impacts their property. Mr. Perry noted that the stormwater plan will be reviewed by the Town Engineer and the Planning Board and swale maintenance at the end of the driveways on the road is done by the Town's highway department. Mr. Okamoto acknowledged the information needed for the next meeting.

**Joni Evans**

**15 Fox Run Road**

**Block 9820, Lot 69**

Application for a pond restoration using suction-dredging and the native revegetation of land adjacent to the pond.

Zoning District: R-3A, Acres: 3.06

Mr. Mark Vogt, New England Aquatics, reviewed the partial dredging that was done in 2007 and the current proposed restoration. Ms. Tracy Chalifoux, landscape architect, reviewed the proposed grading plan and

planting plan. Mr. Bedford said the Commission has no concerns about the proposed work but they will visit the site again the morning of next month's meeting to see the access point and spoils location. He added that the Commission looks favorably at this type of pond maintenance. Mr. Vogt said he will submit the letters of support from the neighbors. Mr. Perry noted the proposed work was successful last time it was done and the neighbors' letters need to not only note their support but provide permission for anyone to be on their property. Mr. Vogt said the owner would like to begin work in September so they look forward to returning to the July meeting after the 2<sup>nd</sup> site walk is done and with the letters from the neighbors.

**Minutes Approval:**

**Adoption of Minutes from the Meeting of May 10, 2023**

Mr. Bedford made a motion to approve the Minutes from the May 10, 2023 meeting, Mr. Marchetti seconded the motion. Ms. Miller voted in favor and the Minutes were approved as distributed.

**The next meeting will be Wednesday, July 12 at 7pm. Mr. Bedford adjourned the meeting at 8:36pm.**

Respectfully submitted,



Christeen CB Dür