

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, July 12, 2023**

Attendees:

Board Members: Bill Bedford, Chair
Pete Marchetti
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 Mr. Bedford noted that it was being recorded. He introduced the Board Members and explained the process of the meeting. Ms. Miller was not able to attend 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.

Old Business:

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

Ms. Tracy Chalifoux, landscape architect, reviewed the updated plan, highlighted the access location and noted that the dredging materials will be kept on the owner's property. Mr. Matt Vogt, New England Aquatics described the grading and erosion control plan and post construction topography. Mr. Loveless reviewed the letters of consent submitted by the 3 neighbors and advised the Commission that they can vote to issue the permit and he and Jim Perry will make sure they are legally allowed to move forward with this project.

Mr. Bedford made a motion to approve the application to restore the pond using suction-dredging equipment and restore the native vegetation on the land adjacent to the pond, with a bond of \$3,000, 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 Joni Evans, 15 Fox Run 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 \$3,000 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.

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 updated site plan that includes the dumpster, the well and materials locations. He said the perc tests for the cultecs are being done and he is working with the Planning Board's Town Engineer. He reviewed the elevations and described what is being removed and what is being rebuilt. Mr. Bedford said he has no objection to the work but more information about the sequence of work needs to be described on the site plan and asked about the basement. Mr. Sears suggested they think through what the contractor needs to know and put it all on the site plan. Mr. Bedford said this is a very complicated project and a foundation plan is also needed in addition to a detailed sequence of work. Mr. Okamoto said he will return with the information needed.

Hobby Barn, LLC

270 Stone Hill Road, Block 9816, Lot 76

Application to build a detached pool cabana.

Zoning District: R-3A, Acres: 7.05

Other Boards: Zoning Board, Planning Board

Mr. John Rapetti, architect, reviewed the update site plan with the setbacks. He said they received Zoning Board approval and the Planning Board is preparing a draft resolution for their July meeting. Mr. Rapetti said they are keeping the retaining wall and all existing vegetation. He confirmed they are not adding a bedroom and awaiting WCDOH approval to use the existing septic. Mr. Perry said the approval can be conditional on the WCDOH approval and he will review and approve the cultec location.

Mr. Marchetti made a motion to approve the application to build a detached pool cabana conditional on WCDOH approval, with a bond of \$2,000, 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 Hobby Barn, LLC, 270 Stone Hill 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:

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New Business:

David Bernacchia

127 Barnegat Road, Block 9457, Lot 7

Application to install a 9' x 11' shed in pool area with no foundation or plumbing.

Zoning District: R-2A, Acres: 3.76

Mr. Tom Smith, architect, reviewed the plan for a shed in the pool area and confirmed it will not have any foundation or plumbing. He noted that it will be constructed off site or in the driveway before being placed by the pool. Mr. Perry noted the proposed shed just changes a section of lot coverage to building coverage. Mr. Smith confirmed there is no disturbance to any non-paved area.

Mr. Sears made a motion to approve the application to install a 9' x 11' shed by the pool, with a bond of \$1,000, Mr. Marchetti seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by David Bernacchia, 127 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:

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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.

Christopher Milone

44 Lower Trinity Pass Road, Block 9455, Lot 7

Application for a detached 2-car garage and 450sf addition to the main residence.

Zoning District: R-1A, Acres: 1.96 Other Boards: Planning Board

Mr. Rob Wasp, engineer, reviewed the details of the site plan including the sequence of work, stormwater plan, rain garden and planting plan. Mr. Chris Milone, owner, said the proposed garage is for his 2 classic cars and a tractor. He confirmed that the garage will have minimal electric, no plumbing, no water or heat. Mr. Wasp reviewed the wetland setback line. Mr. Milone confirmed that there will be no change to the driveway and no basement for the addition just a crawl space. Mr. Bedford said the Commission has no objection to the work and any approval will be conditional on the Planning Board's approval.

Mr. Bedford made a motion to approve the application to build a detached 2 car garage and a 450sf addition to the existing residence conditional on Planning Board approval, with a bond of \$2,000, 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 Christopher Milone, 44 Lower Trinity Pass 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:

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Ameet and Sharbari Kamat

12 Patterson Road, Block 9817, Lot 16.6

Application to update a main bathroom and add a guest bathroom.

Zoning District: R-2A, Acres: 2.89

Ms. Sharbari Kamat, owner, reviewed the site plan for all interior work specifically to update a bathroom and add a guest bathroom. Mr. Bedford said the dumpster and materials locations need to be added to the site plan but the Commission did not have any questions.

Mr. Sears made a motion to approve the application to update a main bathroom and add a guest bathroom, 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 Ameet and Sharbari Kamat, 12 Patterson 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:

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Joel Silverman

3 Calf Pasture Lane, Block 9031, Lot 149

Application for interior renovations and roof mounted solar panels.

Zoning District: R-2A, Acres: 2.212

Mr. Joel Silverman, owner, reviewed his plan to divide a master bedroom to create 2 bedrooms for his kids and add solar panels to his roof. Mr. Cameron Fearey, builder, described the roof system for 36 panels to be installed that will be stockpiled in the driveway. Mr. Bedford asked for more information about the process. Mr. Fearey said he will submit install plans stamped by an engineer.

Mr. Bedford made a motion to approve the application to divide a master bedroom into 2 bedrooms and install solar panels on the roof conditional on engineer plans being submitted regarding the solar panel installation, with a bond of \$1,000, 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 Joel Silverman, 3 Calf Pasture Lane, 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:

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Alex Lacamoire

237 Upper Shad Road, Block 9317, Lot 11

Application for interior renovations with no impact on the septic system.

Zoning District: R-3A, Acres: 3.142

Mr. Andrew Fethes, architect, reviewed the interior renovation plans. He said the entire property is within the wetlands. He said they will add 1 window and extend the chimney but no changes to bedroom or bathroom count. Mr. Bedford said it's a simple application but a floor plan needs to be submitted. Mr. Fethes said they will submit the floor plan.

Mr. Bedford made a motion to approve the application for interior renovations on the condition that a floor plan is submitted, 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 Alex Lacamoire, 237 Upper Shad 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:

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Herbert Chou

95 Conant Valley Road, Block 9827, Lot 32

Application to build an 18' x 41' pool, fence and spa with stone terrace, expand parking court, new front entry steps, new level lawn, expand wooden deck, create a landing and staircase from parking court to pool terrace, create a storage/pool equipment room below pool terrace, install driveway gates, pave portions of the driveway, relocate septic, site drainage modifications and plantings.

Zoning District: R-3A, Acres: 8.9

Other Boards: Planning Board

Mr. Dave Sessions, engineer, reviewed the existing condition of the backyard and the proposed work. He said they will keep the retaining wall and store materials in the driveway. Mr. Sessions said they might need to add some culverts but they are not removing any trees. Mr. Bedford said the proposed work is not within the wetlands but they will have to use the wetland area to get to the area of proposed work. He said they do not have any objection but more details are needed regarding the pool and overall sequence of work. Mr. Sessions

said they might have to relocate the septic and they are currently working with the WCDOH and the Planning Board's Town Engineer so they will return to the Commission with more information.

Minutes Approval:

Adoption of Minutes from the Meeting of June 14, 2023

Mr. Marchetti made a motion to approve the Minutes from the June 14, 2023 meeting, Mr. Sears seconded the motion. All members voted to approve the Minutes as distributed.

The next meeting will be Wednesday, August 9 at 7pm. Mr. Bedford adjourned the meeting at 8:28pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Christeen CB Dür". The signature is written in black ink and is positioned above the printed name.

Christeen CB Dür