

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, August 9, 2023**

**Attendees:**

**Board Members:** Bill Bedford, Chair  
Betsey Miller  
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 7:06pm. Mr. Bedford was on zoom and noted that the meeting was being recorded. He asked Mr. Sears to be the Board Chair for the meeting due to his location and the possible loss of internet connection. Mr. Sears 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.

**New Business:**

**Sarah Thompson**

**104 Eastwoods Road, Block 9824, Lot 15**

Application to build a sunroom.

Zoning District: R-3A, Acres: 7.951

Mr. Bob Bark, contractor, reviewed the plan to build a sunroom but when he described the work the application changed to a greenhouse and deck. Mr. Bak noted that he does not know the location of the septic, that the foundation will be dug by hand, and gravel will be moved by wheelbarrow. Mr. Bak said he does not plan on using a dumpster because materials will be removed daily. Ms. Miller said the site plan shows the septic at the front of the house. She said all the items dumped in the wetlands need to be removed, including the leaves, garden supplies, old toys and chips that they saw during the site walk. Mr. Sears said a note on the plan about the cleanup needs to be added to the site plan and the shed needs to be removed from the wetland as well. Mr. Bedford said the site plan needs a limit of lawn and where the wetland line was sourced on the site plan. Mr. Bak said the deck will be rebuilt in the same footprint of the existing deck. Mr. Bedford added that the door and dimensions of the deck need to be noted on the site plan. Mr. Sears said a sequence of work also needs to be added to the site plan.

Mr. Marchetti made a motion to approve the application to build a greenhouse and rebuild the deck with all the notes added to the site plan described 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 Sarah Thompson, 104 Eastwoods 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.

### **Pound Ridge Tennis Club**

#### **2 Major Lockwood Lane, Block 9816, Lot 100**

Application to build 4 new pickleball courts, 1 new paddleball court and deck, expand the parking lots, and build an addition to their existing clubhouse.

Zoning District: R-2A, Acres: 6.97

Mr. Chris Hayes, PR Tennis Club ("Club") trustee, described the need for renovations, more parking and additional courts. He reviewed the seasonal activity levels at the Club. He noted that paddle tennis can be

played off season with lights on. Mr. Hayes said the existing tennis and proposed pickleball courts do not have lighting. Ms. Dawn McKenzie, engineer, reviewed the existing features at the Club, the regulated wetlands and the details of the proposed work on the site plan. She explained that the Club was built before the Town had a Water Control Commission. Ms. McKenzie noted that the existing structure has a lot of mold and electricity issues that are not up to Code. She reviewed the septic area and tank locations. Mr. Hayes said the existing clubhouse is used year-round.

Mr. Bedford said the Commission needs construction drawings for this review. Ms. Miller said more details are needed especially due to the coverage all being within the wetlands. Ms. McKenzie reviewed the layouts for the proposed parking lot expansion and the new lot. All Commission members expressed concern about the expanded parking and drainage into the wetlands and existing ponds. The new lot is concerning but not as much as the expanded parking lot. Ms. McKenzie said members are currently parking on the grass near the pond and the proposed plan was the most conservation plan they could develop. She noted they will keep most trees and the retaining wall. Ms. McKenzie said the very thin strip of expanded parking is Town Code compliant. Mr. Sears said a landscaping plan is needed. Ms. Miller reviewed the sections of the plan that she feels are fairly negative to the wetlands like the courts and the clubhouse addition and said the parking lot expansion near the pond will be devastating. She added that the site plan needs to be re-evaluated. Ms. McKenzie reiterated that the plan is Town Code compliant. Mr. Perry noted that the greater issue is making sure any expanded parking lot configuration can continue to allow a fire truck to maneuver. Mr. Marchetti asked if they considered adding a filtering system. Mr. Perry said they will need oil and water separators and the Town Engineer will review a complete stormwater plan through the Planning Board.

Mr. Hayes said controlling the noise is also a high priority. They are speaking with a landscape architect about more plantings that can help control noise. Mr. Marchetti asked for more information about the retaining walls. Ms. Miller said a buffer is needed around the ponds. Ms. McKenzie said they will determine a no mow area. Mr. Bedford said in addition to a complete stormwater plan, a mitigation planting plan will be needed. He added that the dimensions of the parking lots need to be added to the plan. Ms. Miller reiterated that they need to revisit the proposed plan for parking by the pond. Mr. Perry said the Town Code does say 1 parking spot per member however the Planning Board has discretion to reduce that number based on information about use and actual amount of space available. He advised Ms. McKenzie to speak with the WCDOH about a possible septic upgrade due to the increase in water use especially with the addition of showers in the clubhouse. Ms. Miller reviewed the site plan and made suggestions for the parking lots and additional courts.

Mr. Don Rossi, attorney for a neighbor across the pond, introduced himself and said his client Mr. Scott Krawitz will be meeting with Mr. Hayes. He reserved comment at this time. Ms. McKenzie said they are early in the process and noted that Club members park near the pond now even without a paved surface but understands the Commission's concerns. Ms. Miller said the proposed site plan needs to be re-evaluated.

**Minutes Approval:**

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

Mr. Sears made a motion to approve the Minutes from the July 12, 2023 meeting, Ms. Miller seconded the motion. All members voted to approve the Minutes as distributed.

**The next meeting will be Wednesday, September 13 at 7pm. Mr. Sears adjourned the meeting at 8:26pm.**

Respectfully submitted,

  
Christeen CB Dür