

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, September 13, 2023**

Attendees:

Board Members: Bill Bedford, Chair
Betsey Miller
Pete Marchetti
Phil Sears

Advisors: John Loveless, Counsel
Jim Perry, Building Inspector

Conservation Board Liaison: Andrew Karpowich

Administrator: Christeen CB Dür

The meeting began at 7:09pm. Mr. Bedford 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. Mr. Senatore was not able to attend the meeting.

Old 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 proposed addition. He said he worked with the Town Engineer to develop a stormwater plan and added the details of the foundation. Mr. Okamoto reviewed the stockpile location and limit of disturbance. He said they proposed work will not impact the wetlands. Mr. Bedford said anytime you increase the use of a home and increase use in the yard, you increase the impact on the wetlands. He noted that the area designated to store all the materials is not big enough because you need at least 10' of a wetland buffer between the lawn and pond. Mr. Okamoto reviewed the pathways and driveway. He added that he can store materials in the garage. Mr. Bedford said a mitigation plan, the limit of lawn, and a note that the materials will be stored in the garage all need to be added to the site plan. Mr. Perry noted the property is adjacent to a Town owned wetland conservation area (Block 9827, Lot 14). Mr. Okamoto said he will get more information about the conservation area and add the notes.

Ms. Miller made a motion to approve the application to build a one-story addition with all the notes added to the site plan described and conditional on Planning Board approval with a bond of \$2,000, Mr. Bedford seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Rosanna Bressler, 27 Nancy's 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:

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.

New Business:

Jared Verdi

101 Salem Road, Block 10051, Lot 18

Application to build a new single-family home.

Zoning District: R-2A, Acres: 2.076

Other Boards: Planning Board

Mr. Vageles Sophias, engineer, reviewed the plans for the new 4-bedroom home and septic area. He said they prefer a gravity system over a pump system and they will apply to WCDOH after the initial meetings with the Planning Board and Water Control Commission. Mr. Sophias said there is 105' from the septic area to the wetlands and the pool on the site plan is there as a placeholder for the future but not proposed at this time. He added they will also apply for a new curb cut. Mr. Perry noted that the house plans do not match the site plan.

Mr. Perry said he is not comfortable with the pool on the site plan. He explained that you need details of the pool to determine appropriate drainage so if you do not want to commit to a pool size and layout at this time, it needs to be removed from the site plan. He added that if the pool is on the site plan then it is part of the approval so if it remains on the site plan you need dimensions and the distance to house and wetlands added as well.

Ms. Miller said the septic location is not taken lightly and she would like to see the septic field in a different location. Mr. Bedford said the site plan needs to show storage location and how debris will be removed. Mr. Perry said as he has seen with other Welcome Homes projects if they want a storage container on site it needs to be noted on the site plan. Mr. Vageles said there is more soil export due to the basement. The Commission discussed septic and filter systems with Mr. Vageles. Mr. Vageles said he will evaluate changing the septic area location and making it a pump system. Mr. Bedford said the Commission will work with the applicant. He said the size and location of the house are ok. However, the site plan needs to show a well and septic location needs to be re-evaluated. Mr. Bedford suggested they talk with the WCDOH about the septic and the owner about the pool. Mr. Vageles said he will do that and go to the Planning Board as well.

26 Pound Ridge Road LLC, Deborah Schmidt- member

26 Pound Ridge Road, Block 9818, Lot 16

Application to demolish existing wooden structure and build a new home on the existing foundation/footprint.

Zoning District: R-2A, Acres: 2.57

Other Boards: Planning Board

Mr. Julian Staller, associate designer, reviewed the site plan for a new home in the same footprint of the existing home and to reuse the existing foundation. He said there are no plans to change the existing garage. Mr. Staller said they will add one floor to the existing foundation and cantilever a section for a second floor on the side facing the pond. Mr. Perry explained that in his experience trying to reuse a cinderblock foundation after a demolition does not work. Mr. Bedford said foundation details, the location of the dumpster and material storage need to be on the site plan. He said a mitigation plan for the area between the lawn and pond is also needed. Mr. Sears suggested the applicant looks at the Conservation Board page on the Town's website for help with the planting plan for the buffer. Ms. Miller expressed concern over the demolition and that it must be noted that all materials are kept away from the pond and removed on a daily basis. She added that more septic information is needed. Mr. Bedford added a sequence of work is needed on the plan. Mr. Sears said more drainage information is needed. Mr. Staller said he will return with requested information.

Minutes Approval:

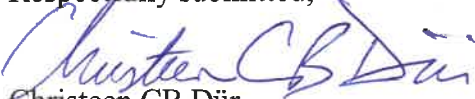
Adoption of Minutes from the Meeting of August 9, 2023

Ms. Miller made a motion to approve the Minutes from the August 9, 2023 meeting, Mr. Sears seconded the motion. All members voted to approve the Minutes as distributed.

Commission Member Announcement: Mr. Sears announced his resignation from the Water Control Commission effective September 30, 2023 due to his relocating out of town. Mr. Bedford thanked Mr. Sears for all of his years of service on various boards for the Town.

The next meeting will be Wednesday, October 11 at 7pm. Mr. Bedford adjourned the meeting at 8:35pm.

Respectfully submitted,


Christeen CB Dür