

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, November 8, 2023**

**Attendees:**

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

**Advisors:** Jim Perry, Building Inspector

**Conservation Board Liaison:** Andrew Karpowich

**Administrator:** Christeen CB Dür

The meeting began at 7:02pm. 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. Ms. Dür explained to all the applicants that now that the Commission currently only has 3 voting members so any vote has to be unanimous therefore the applicant will have the option whether to proceed with a vote or postpone until 2 members are added to the Commission.

**Old 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 revised site plan that incorporated the Planning Board's feedback. They moved the primary septic field, revised the driveway location and identified the soil testing locations on the site plan. He reviewed the wetland location, buffer, grading plan, fill and retaining wall as well as the sequence of work and notes. Mr. Sophias said they are still developing a landscaping plan. Ms. Miller asked why certain trees had to be removed since trees help stabilize and provide filtration. Mr. Sophias said the trees needed to be removed near the septic. He said he will add dimensions to the fill area and slope information. Ms. Miller asked him to check with the WCDOH about the requirements of the septic reserve and to review again which trees need to be removed. Mr. Bedford said the limit of lawn and area of disturbance needs to be added to the site plan. Mr. Sophias said he will add those notations and they will use shrubs and stones to mark the limit of lawn. He said he will review and try to save more trees. Mr. Bedford reiterated that limit of lawn, slope, and fill dimensions need to be added to the site plan.

Mr. Bedford made a motion to approve the application on the condition that the notes described are added to the site plan, Planning Board approval and WCDOH approval with a bond of \$5,000, 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 Mr. Jared Verdi, 101 Salem Road, to build a new single-family 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.

**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.

**New Business:**

**Angelo & Elizabeth Peloso**

**228 Eastwoods Road**

**Block 9828, Lot 16.9**

Application to add fill where dead trees and stumps were removed.

Zoning District: R-3A, Acres: 1.3497

Ms. Beth Peloso, owner, explained that she notified the Building Department that trees and stumps needed to be removed. Mr. Perry explained that dead, sick or dying trees that are close to real property can be taken down without a permit. Mr. George Peloso, owner, said they would like to finish grading and rebuild their stone wall

that is on their property. Ms. Peloso said they merged 2 lots 4 years ago and would like to have a lawn and maintain it. Ms. Miller said they need to see the 150' wetland setback noted on the site plan. Mr. Bedford said they can measure from the home to the wetland line. Mr. Gamer, a neighbor at 230 Eastwoods Road, reviewed the letter he submitted to the Water Control Commission that describes his concerns (letter attached). The Commission discussed Mr. Gamer's concerns about the tree removal, fill material and proximity to a pond. Mr. Bedford noted that the applicant went through the proper procedure to remove the trees. Mr. Perry reviewed the Town Code that owners can remove trees without a permit if they are sick, dying or dead trees that could harm real property. He added they are here before the Commission to get approval for filling in the area where the trees and stumps were removed. Mr. Bedford agreed with Mr. Perry and said the tree removal was already done and not the jurisdiction of the Water Control Commission. Mr. Bedford asked for the dimensions of the holes to be filled in be noted on the site plan. The applicant agreed to add the dimensions and the clean fill information to the site plan and will return to the next meeting.

**Richard and Stephanie Sarkis**

**6 Samuel Dann Way**

**Block 9457, Lot 3.7**

Application to build a 2<sup>nd</sup> story bedroom addition over the existing 1 story, no increase to building coverage.

Zoning District: R-3A, Acres: 3.187

Mr. Mathew Grant, contractor, reviewed the site plan for the addition and noted that any demolition would be done by hand. He reviewed the existing framework and sequence of work. Mr. Bedford said the application was straight forward and complete.

Ms. Miller made a motion to approve the application 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 Richard and Stephanie Sarkis, 6 Samuel Dann Way, to build a 2<sup>nd</sup> story bedroom addition, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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**Pound Ridge Fire District**

**80 Westchester Avenue**

**Block 9320, Lots 55, 56, 57, 58**

Application to expand the existing fire department headquarters including relocating the driveway and site improvements.

Zoning District: PB-A, R-2A Acres: 10.4

Other Boards: Planning Board

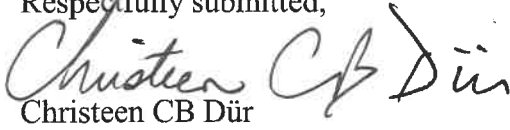
Mr. Peter Gallagher, Chair of the Board of Fire Commissioners, reviewed the plan to expand the fire house and their community outreach and process to date. He noted they already had their first meeting with the Planning Board. Ms. Dür noted that the Planning Board is having a public hearing for this application on November 16. Mr. Jan Johannessen, engineer, reviewed the plan for the addition, the driveway, parking lot and landscaping plan. He noted they tried to save the existing mature Elm tree but have determined it needs to be removed. He said the tree will be replaced and they are working with the Planning Board on the details of the landscaping plan. Mr. Johannessen said the WCDOH has no objection to them using the existing septic. The Commission discussed the construction trailer and dumpster locations. Mr. Johannessen confirmed they will move the dumpsters away from the pond. Mr. Bedford said more information is needed for the sequence of work. Mr. Gallagher said the fire district is also concerned about the sequence of work especially since the fire house will remain operational throughout construction. Mr. Bedford said he does not see any problems with the application and it is an important expansion that is needed for the Town. Mr. Johannessen will return with an updated site plan that includes more information about the sequence of work and locations for the dumpsters and trailer.

**Minutes Approval:**

**Adoption of Minutes from the Meeting of October 11, 2023 was postponed.**

**The next meeting will be Wednesday, December 13 at 7pm. Mr. Bedford adjourned the meeting at 9:05pm.**

Respectfully submitted,

  
Christeen CB Dür