

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

**Attendees:**

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

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

**Conservation Board Liaison:** Andrew Karpowich

**Administrator:** Christeen CB Dür

The meeting began at 7:05pm. 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 that any vote has to be unanimous so the applicant will have the option whether to proceed with a vote or postpone until 2 members are added to the Commission.

**Old 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, reviewed the updated site plan and noted that they added the wetland buffer and measurements of the holes per the Commission's request at the last meeting. Mr. Bedford reminded everyone that this application is about the fill to be used in the holes, not any prior history on the property. He asked the owners how that area will be used. Mr. George Peloso, owner, said the area will be maintained as a lawn. Ms. Miller said a note needs to be added to the plan that the area will have top soil and be maintained as a lawn. Mr. Gamer, 230 Eastwoods, reviewed his updated letter to the Commission (letter attached). Mr. John Peters, 236 Eastwoods, said he is concerned about the impact of the proposed work on his pond and his property's value. Mr. John Loveless explained that this application is to add fill to existing holes only.

The Commission discussed type of fill with the applicant. Mr. Perry noted that if the applicant wanted to do anything else besides adding fill to the existing holes such as paving the area behind the building they would have to come back with a new application. The Commission reviewed the survey and did not see any water source on the applicant's property. Mr. Marchetti noted that the amount of fill is appropriate for the amount of trees that were removed. Mr. Loveless reiterated that this Commission is not responsible for what happens to the neighbor's pond and that this Commission is regulating the activity within the buffer on the owner's property. Mr. Bedford noted the applicant will be allowed to use the fill for the existing holes and the driveway and any piles of material will be removed after the project is completed. Mr. Perry confirmed that the permit is for one- year.

Mr. Bedford made a motion to approve the application with a bond of \$1,000, 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 Angelo & Elizabeth Peloso, 228 Eastwoods Road, to fill in existing holes where dead trees and stumps were removed, 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 \$1,000 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 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. Jan Johannessen, engineer, reviewed the updated site plan that moved the dumpsters and construction trailer away from the pond. He added a more detailed sequence of work to the site plan. Mr. Johannessen reviewed the parking area, the fill, grading plan, and drain that will be installed to the training pad. Mr. Perry explained as Training Officer the types of training they can do on site. Mr. Johannessen noted they are awaiting approval from the DEC and the Planning Board is drafting a resolution for approval for the next meeting. He said they are working with the Town's highway department and reminded the Commission they already received approval from the WCDOH to use the existing septic. Mr. Bedford asked about materials, excavation and stockpile location. Mr. Johannessen said he will add a note that excavated material will be removed and the various stockpile locations based on the phase of work. Mr. Perry added that it will be organized so that materials will be brought in as needed in order for the fire house to remain operational during construction. Mr. Johannessen said the construction manager will be hired by the fire district and it will be out to bid this winter.

Mr. Bedford said this project is very important for the Town and his only concern is the slope of the driveway. Mr. Johannessen reviewed the driveway plan and the erosion control measures that will be implemented. He also reviewed the landscaping plan and fence materials. Mr. Bedford said the site plan has worked out very well and just asked that the note about excavated material be added.

Mr. Bedford made a motion to approve the application with the one note added about excavated material, on the condition of Planning Board and DEC approvals, no bond required, 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 the Pound Ridge Fire District, to expand the existing fire department headquarters including relocating the driveway and other site improvements, 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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**SEVENTH**, when all work allowed under a permit is deemed acceptable, the Town Engineer and/or Commission shall issue a Certificate of Completion.

**EIGHTH**, no bond shall be required.

**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.

**Minutes Approval:**

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

Mr. Bedford made a motion to approve the Minutes from the October 11, 2023 meeting, Ms. Miller seconded the motion. Mr. Marchetti voted to approve the Minutes as distributed. The Minutes are approved.

**Adoption of the Minutes from November 8, 2023 was postponed.**

**Mr. Bedford adjourned the meeting at 8:47pm.**

Respectfully submitted,

  
Christeen CB Dür