

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, March 13, 2024**

Attendees:

Board Members: Bill Bedford, Chair
Betsey Miller
Pete Marchetti
Deborah Tepper

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

Conservation Board Liaison: Andrew Karpowich

Administrator: Christeen CB Dür

The meeting began at 7:06pm. Mr. Bedford introduced the Board Members and noted Chris Hayes is not able to attend this 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:

Jason Davies

18 Laurel Road, Block 9822, Lot 18

Application to build a small addition on the front of the house, interior renovations and demolish a pool.

Zoning District: R-2A, Acres: 2.008

Mr. Joe DeFilippo, contractor, reviewed the sequence of work and demolition of the pool. He noted that the demolition will be done by hand and they will use 2 dumpsters. The Commission discussed the demolition process and Mr. Marchetti noted that the pool floor needs to be removed. Mr. Bedford said a note needs to be added to the plan that the demolition will be done by hand.

Mr. Bedford made a motion to approve the application on the condition that a note is added to the site plan stating that the demolition will be done by hand and a bond of \$2,000, 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 Jason Davies, to build a small addition of the front of the house and interior renovations and to demolish a pool, 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 report 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.

Jan Gajdos

515 Long Ridge Road, Block 9317, Lot 63

Application to build a new 5-bedroom house, driveway and pool.

Zoning District: R-3A, Acres: 2

Other Boards: Planning Board, Zoning Board

Mr. Bill Bedford, as a neighbor, recused himself from this application. Ms. Betsey Miller is the board chair for this application. Mr. Lucio DiLeo, architect, reviewed the updates to the site plan. He noted that they have shifted the pool 5' away from the wetlands, added pool equipment and a generator to the plan with a buried propane tank. Mr. DiLeo reviewed the pool plan and drawdown process. Mr. Dave McConnell, landscape architect, reviewed the planting plan and noted they will save the large maple tree. Ms. Miller said they need to mark a no-mow area on the site plan and note that it will be maintained. Mr. McConnell agreed and said they will add large boulders to the area as well. He said extending the no-mow area will help the maple tree.

Ms. Miller made a motion to approve the application on the condition that a no-mow area is marked on the site plan with a note that it will be maintained, with a bond of \$5,000, Mr. Marchetti seconded the motion. Deborah Tepper voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Jan Gajdos, 515 Long Ridge Road, to build a new 5-bedroom home, driveway and pool, 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.

Jonathan and Carol Lieber
50 Old Corner Road, Bedford, Block 9452, Lot 67
Application to build a new home, pool and cabana.

Zoning District: R-3A, Acres: 5.97

Other Boards: Planning Board, Zoning Board

Mr. Matt Gironda, engineer, reviewed the site plan and septic area. He noted that the stormwater and septic are both in Bedford. Ms. Catherine Herman, landscape architect, reviewed the planting plan. Ms. Tepper noted that a no- mow area is needed. Ms. Herman said the area is a steep slope area so it will not be mowed. Mr. Bedford said a limit of lawn needs to be added to the site plan as it is required for all new homes. He said the area between the grass to be mowed and the no- mow area needs to be differentiated. Mr. Gironda said the area can be marked with small stones. Ms. Miller said it needs to be marked and described on the site plan. Mr. Gironda said they will add the no- mow area, how it will be maintained and confirmed they do not have any plans to work on the dock at this time. Mr. Perry said if they have any plans to replace the dock and create a path to the dock in the near future they should submit those plans as part of this application since they have time considering all the approvals needed. Mr. Bedford added that they will need to describe how the area will be maintained. He noted that this site plan stays on file for the property even if the ownership changes. Ms. Filkoff confirmed that the existing shed is for storage and does not have any plumbing.

Mr. Gironda reviewed the demolition, sequence of work and foundation that is on the Bedford side of the property. Ms. Miller said she understands the location of the dumpster but it is concerning. Mr. Gironda said he can shift the location of the dumpster away from the wetlands and expects the demolition to be done in 2 days. Mr. Gironda said he will discuss with the owners any plans for the dock and will come back to the next meeting.

New Business:

Greensky Real Estate, LLC

76 Cross Pond Road, Block 10263, Lot 43

Application for interior renovations, updating a deck and landscaping.

Zoning District: R-2A, Acres: 3.449

Mr. Waled Haredy, contractor, reviewed the sequence of work for the interior renovations. Mr. Perry noted that the entire property is within the wetland setback. The Commission and Mr. Perry advised Mr. Haredy that the site plan is incomplete and the following items need to be added: a sequence of work, construction detail for interior and deck, stock silt fence detail, limit of lawn, stockpile location and materials information, drainage information, septic and well locations. Mr. Bedford added that he would like more information for the deck. Mr. Pat Stein, 19 Highview Road, said he is concerned about the exterior lighting and tree removal. Mr. Haredy said they will not be adding any exterior lighting and not removing any trees. Mr. Loveless reiterated that the Commission is requesting more information on the entire project and he can return to the next meeting. Mr. Haredy said he will return to the next meeting.

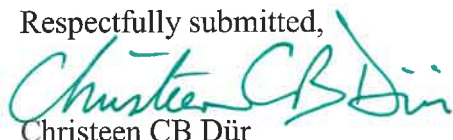
Minutes Approval:

Adoption of Minutes from February 28, 2024

Ms. Miller made a motion to approve the Minutes from the February 28, 2024 meeting, Mr. Marchetti seconded the motion. All members voted to approve the Minutes as distributed. The Minutes are approved.

Mr. Bedford adjourned the meeting at 8:26pm.

Respectfully submitted,


Christeen CB Dür