

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, December 11, 2024**

**Attendees:**

**Board Members:**

Bill Bedford, Chair  
Pete Marchetti  
Betsey Miller  
Deborah Tepper

**Advisors:**

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

**Town Board Liaison:**

Dan Paschkes

**Conservation Board Liaison:**

Andrew Karpowich

**Administrator:**

Christeen CB Dür

The meeting began at 7pm. Mr. Bedford introduced the Board Members. Mr. Chris Hayes was not able to attend the meeting. The applicant will present 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:**

**Jeffrey Belmont**

**51 Doe View Lane**

**Block 9816, Lot 182**

Application to build an accessory dwelling unit with a new driveway and new wastewater treatment system.

Zoning District: R-3A, Acres: 2.585

Other Boards: Planning Board

Mr. Matt Gironda, engineer, reviewed the site plan for a proposed accessory dwelling unit (“ADU”). The project also includes a new access drive mostly outside the regulated area, and a new 2-bedroom septic system. The existing septic expansion area for the main residence would be relocated outside the 150-foot regulated area.

The proposed ADU is a 2.5-story unit with a garage level, and living space and kitchen above, and 2 bedrooms on the top floor. The building was designed to fit with existing topography, integrated with the existing deck. He noted that most of the project is located outside the regulated area, with new runoff and impervious surfaces to be captured in infiltration systems outside the 150-foot buffer. Mr. Perry noted a 2.5 story unit is not recognized by NY State and does not exist. A structure is either 2 or 3 stories. The applicant needs to prove that the lowest level is 50% below grade to be considered a basement or else it is counted as 1 story.

Mr. Gironda said several trees would need to be removed for the new driveway and accessory dwelling, with 1 tree potentially needing removal for the new septic system. The Commission raised questions about the expansion area, drainage concerns, and potential impact on neighboring properties. Mr. Gironda confirmed that the new driveway extension would be gravel, and all runoff would be directed to the infiltration system. Concerns were raised about the steepness of the driveway extension, which Mr. Gironda addressed by explaining the transition and flattening of the grade approaching the garage.

Ms. Renae Cormier, a neighbor at 25 Colonel Sheldon Lane, expressed concerns about potential increased runoff. Ms. Cormier said there is already significant runoff from the applicant's property. Mr. Gironda said no additional runoff would be directed towards her property, as all new runoff would be captured and treated in the subsurface infiltration system.

Mr. Bedford said more information is needed and he expressed concern over the location. He said the Commission needs to review foundation details and elevations, construction drawings with the sequence of work, enhanced erosion control measures, defined limits of disturbance, grading plans, and footing drain details.

Mr. Perry advised the applicant to continue with septic approval from the WCDOH and proceed with their Planning Board meeting and then return to the Water Control Commission. He noted that the Town Engineer through the Planning Board process will do a thorough evaluation of stormwater runoff.

**Minutes Approval:**

Approval of the Minutes from the August 14, 2024 and October 9, 2024 meetings was postponed.

Mr. Bedford adjourned the meeting at 7:41pm.

Submitted by:

A handwritten signature in dark ink, appearing to read "Christeen CB Dür". The signature is fluid and cursive, with the first name "Christeen" written in a larger, more prominent script than the initials "CB Dür".

Christeen CB Dür