

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, January 8, 2025**

**Attendees:**

**Board Members:** Bill Bedford, Chair  
Chris Hayes  
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. The applicants 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.

**Old Business:**

**Pound Ridge Tennis Club  
2 Major Lockwood Lane  
Block 9816, Lot 100**

Application to build 1 new paddleball court & deck, expand the parking lot, & build an addition to their existing clubhouse.

Zoning District: R-2A, Acres: 6.97

Other Boards: Planning Board, Zoning Board

The Pound Ridge Tennis Club will return after their next meeting with the Planning Board.

**New Business:**

**Timothy Abresch  
154 Barnegat Road  
Block 9456, Lot 38**

Application to build shed dormers over existing, detached garage.

Zoning District: R-2A, Acres: 2.462

Mr. Richard Vail, architect, reviewed the plan to create an office/exercise space on the 2nd level of the garage. He said they will add shed dormers on both sides of the garage and add a full bathroom. Mr. Vail explained that the space is currently used for storage. A separation would be created on the ground level for fire safety and egress purposes. Mr. Abresch, owner, said the dumpster and all materials will be stored in the driveway.

Mr. Bedford asked questions about the floor construction and elevations. Mr. Abresch confirmed that the existing floor would be kept, and the space was sizeable but currently used for storage. Mr. Bedford raised concerns about connecting to the existing septic system and potential impacts on the bedroom count. Mr. Perry noted that adding a shower to the bathroom will lead to the WCDOH considering it a bedroom, which could require Planning Board approval as an ADU. Mr. Vail said he will discuss removing the shower with the Mr. Abresch. Mr. Bedford said there is no objection to the project. He requested a limit of lawn and an updated site plan showing gravel for the heat pump unit. Mr. Bedford said they should return once they decide if they want the space to be an ADU or not.

**Andrew Ebenstein, Trustee of the Ina & Daniel Ebenstein residence  
Michael Brais, applicant, future owner  
8 Bayberry Way  
Block 9453, Lot 30**

Application to fully renovate the single- family home including a new roof and siding. Update all plumbing, electric and HVAC. Bathrooms and kitchen will be renovated. Install new windows and doors. Floors will be refinished and painted. Approximately 153 sq./ft bump out addition and foundation in the front of the house.

Zoning District: R-2A, Acres: 2.02

Mr. Matt Popp, a landscape architect and professional wetland scientist, presented the exterior improvements to the site and Mr. Phillip Holub, architect, reviewed the plan for the interior renovations.

The project included:

- A small addition of approximately 153 square feet
- A new deck area of about 640 square feet
- Maintaining the existing loop driveway
- Adding a 20x20 foot parking area
- Redoing front walkways
- Removing five large white pines
- Adding a small dock for canoe access

The Commission raised several concerns and requested additional information:

- Clarification on the limit of lawn and mitigation at the pond
- More details on the construction of the deck and addition
- Information on the dock construction and storage
- A 10-15-foot buffer zone from the lawn to the pond edge
- Native landscaping along the water's edge

Mr. Perry explained that the entire project falls within the Department of Environmental Conservation ("DEC") wetland setback, requiring approval from both the Water Control Commission and the DEC. The Commission cannot issue a permit without DEC approval.

Mr. Kevin McLaughlin, neighbor at 14 Bayberry Way, expressed concerns about the size of the proposed deck and the floating dock. He felt the deck was excessive and worried about its visibility from neighboring properties. The Commission clarified that their jurisdiction deals with wetland impacts and not aesthetic concerns.

The applicant was advised to:

- Call the DEC for more information on their approval process
- Provide more detailed construction drawings
- Consider a fixed dock instead of a floating one
- Address concerns about the buffer zone near the pond

The Commission scheduled a site walk for the morning of the next meeting to better assess the property and proposed changes.

**Adoption of the Minutes:** August 14, 2024, October 9, 2024 and December 11, 2024

Approval of the Minutes was postponed.

Mr. Bedford adjourned the meeting at 8:43pm.

Submitted by:



Christeen CB Dür