

**Town of Pound Ridge
Water Control Commission Minutes
February 12, 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. 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:

**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 presented the updates to the site plan. He noted that they had addressed comments from the previous meeting, including delineating the lawn line on the site plan and locating a proposed heat pump on the north side of the barn. Mr. Abresch confirmed they had removed the full bathroom from the upper level of the barn so it is not considered a new bedroom for an ADU. Mr. Perry confirmed this revised plan does not need WCDOH approval but if they ever want to add the full bathroom and convert it to an ADU, then it will need Planning Board and WCDOH approvals.

Mr. Bedford asked whether the project had been submitted to the county for septic review. Mr. Abresch stated they had not yet submitted it, but a civil engineer had designed a connection to the existing septic system. There was discussion about how the lawn area would be delineated on the property. Mr. Abresch explained it was shown on the plan and followed the natural topography, with a steep slope preventing expansion beyond the proposed area. Mr. Bedford inquired about the location for storing removed materials during construction. Mr. Abresch indicated this would be in the existing parking area opposite the work zone. Regarding the heat pump installation, Mr. Abresch confirmed it would be placed on a gravel base with a fiberglass pad, not a concrete slab. The Commission verified there was adequate electrical service to support the heat pump.

After reviewing the updates and responses, the Commission was satisfied that their previous questions had been addressed. They determined the project should not negatively impact wetlands.

Mr. Bedford made a motion to approve the application with a \$2,000 bond, Ms. Tepper seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Mr. Timothy Abresch, 154 Barnegat Road, to build shed dormers over an existing, detached garage, 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 \$2,000 bond is 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.

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. Tim Allen, engineer, presented the proposed accessory dwelling unit ("ADU") adjacent to the existing house. He explained the ADU would be tucked into the hillside as far from the wetland buffer as possible, noting that the actual wetland is off-site. The Commission had previously expressed concern about how the foundation would work with the slope. Mr. Allen explained they would use spread footings rather than typical footings due to the fill on the property. He showed elevations and renderings demonstrating how the ADU would relate to the existing garage and topography. There was discussion about grading and earthwork required for the driveway. Mr. Allen explained it would primarily involve sculpting the existing grade, with minimal cut and fill needed. A small stockpile area was designated outside the wetland buffer.

The Commission inquired about several aspects of the project:

- ADU will have 2 bedrooms
- A new septic system would be installed for the ADU
- The expansion area for the existing septic system had to be relocated due to well setback requirements
- Roof drainage would use a Cultec chamber system
- Utilities will come from the main house
- Heating/cooling would use a Mitsubishi electric heat pump system

After reviewing the plans and responses, the Commission was satisfied their questions had been addressed.

Mr. Marchetti made a motion to approve the application with a \$5,000 bond, Ms. Miller seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Mr. Jeffrey Belmont, 51 Doe View Lane, to build an accessory dwelling unit with a new driveway and wastewater treatment system, which is within the 150' wetland regulated area, is approved.

The application is further subject to the following conditions:

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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.

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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 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

Mr. Chris Hayes recused himself for this application. Ms. Dawn McKenzie, engineer, presented the updated site plan which had received conditional approval from the Planning Board. They noted several changes from the original proposal:

- The pickleball court and north side parking have been eliminated
- The underground stormwater system was removed
- Parking spaces were reduced from 50 to 40, all accommodated in the existing lot area
- Site coverage, wetland buffer disturbance, and retaining wall needs were reduced

Ms. McKenzie confirmed they were keeping elements previously requested by the Commission, including vegetative buffer plantings, the same curb, and stormwater management features. The Commission inquired about several aspects:

- Building renovations, including a small western addition and accessible access to platform tennis courts
- Foundation details for new structures
- Stormwater management using a cistern system for irrigation
- Heating systems (heat pumps for the clubhouse, propane for platform tennis courts)
- Septic system location and capacity

After reviewing the updates and responses, the Commission was satisfied their previous concerns had been addressed. They noted the scaled-back proposal seemed simpler and less impactful than the original plan.

Mr. Bedford made a motion to approve the application with a \$5,000 bond, Ms. Tepper seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by the Pound Ridge Tennis Club, 2 Major Lockwood Lane, to build 1 new paddleball court and deck, expand the parking lot and build an addition to their existing clubhouse, which is within the 150' wetland regulated area, is approved.

The application is further subject to the following conditions:

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New Business:

Greg & Kim Manocherian
52 South Bedford Road
Block 9317, Lot 42.9-99

Application to build a 2-story accessory dwelling unit with 2 bedrooms and pantry.

Zoning District: R-3A, Acres: 7.61

Other Boards: Planning Board

Mr. Geoff Ringler, architect, reviewed the site plan for an accessory dwelling unit, the sequence of work, and the stockpile area. He said they will be able to use the existing septic system. He said the existing nanny suite will be repurposed to maintain the same bedroom count. The Commission discussed the foundation and utility plans.

Ms. Miller made a motion to approve the application with a \$5,000 bond, Mr. Bedford seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Greg & Kim Manocherian, 52 South Bedford Road, to build a 2-story accessory dwelling unit, which is within the 150' wetland regulated area, is approved.

The application is further subject to the following conditions:

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Martin & Star Nass
86 Old Logging Road
Block 9317, Lot 76.16

Application to build a new single-family home, asphalt driveway, blue stone walkway, porch and deck with patio.

Zoning District: R-3A, Acres 3.0

Other Boards: Planning Board

Mr. Greg Caccioppoli, engineer, reviewed the site plan for a new home. The proposed home was placed to avoid variances and minimize disturbance within the wetland buffer. He explained the details of a wetland mitigation plan.

The Commission inquired about several aspects of the project:

- Septic system approval status
- House plans and construction details
- Heating/cooling systems (proposed heat pumps)
- Driveway materials (asphalt)
- Tree removal and landscaping plans
- Grading and fill requirements

The Commission noted that more detailed information was needed, including:

- Complete house plans
- Designated staging/stockpile areas
- Delineation of lawn areas
- Updated landscaping plans showing tree replacements
- Foundation/basement details
- Retaining wall specifications

Mr. Dan Offerman, neighbor at 80 Old Logging Road, expressed concerns about the driveway's proximity to their property line and the number of trees being removed. The Commission advised the neighbor to also attend the upcoming Planning Board meeting to address those issues.

The Commission decided to conduct another site walk before the next meeting to assess tree removal plans and site conditions. They requested the applicant submit updated plans addressing their questions for review at the next meeting.

Minutes Approval:

Adoption of Minutes from August 14, 2024 and October 9, 2024

Ms. Miller made a motion to approve the Minutes from August 14, 2024 and October 9, 2024, Mr. Bedford seconded the motion. All board members voted in favor of approving the Minutes were approved as distributed.

Mr. Bedford adjourned the meeting at 8:09pm.

Respectfully submitted,

Christeen CB Dür

A handwritten signature in cursive script, reading "Christeen CB Dür". The signature is written in dark ink and is positioned to the right of the typed name.