

**Town of Pound Ridge  
Water Control Commission Minutes  
May 14, 2025**

**Attendees:**

**Board Members:** Chris Hayes  
Pete Marchetti  
Betsey Miller, acting Board Chair  
**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 and Ms. Tepper were unable to attend the meeting. Ms. Miller, acting Board Chair, 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. Ms. Dür noted that each applicant will be asked if they want the Commission to vote considering they need a unanimous vote for the application to be approved or if they want to postpone until the next meeting.

**Old Business:**

**Martin & Star Nass**

**Adam Greto- new owner**

**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 updated site plan. He removed the non-existing gas line, added a materials staging area, and updated the landscaping plan.

Ms. Miller expressed concern about the number of large trees that would be removed, particularly a 32-inch caliber oak tree. Mr. Caccioppoli explained that the tree needed to be removed due to its proximity to the septic system and the required regrading. He reviewed the proposed grading plan, which showed that the steepest areas would be leveled down. In addition, he explained that clean fill would be used for the septic area, while excavation material from the home and driveway construction would be used for other regrading.

The Commission discussed the placement of the house within the 150-foot wetland setback. Mr. Caccioppoli explained that they had positioned the house as far forward as possible to minimize encroachment into the buffer zone. The garage and a small portion of the house would still be within the setback. He assured the Commission that all drainage would be directed towards a stormwater system at the front of the property, away from the wetlands. A neighbor, Mr. Dan Offerman, expressed concern about a large oak tree near the property line. Mr. Caccioppoli confirmed that an arborist had inspected the tree and that the driveway had been relocated to avoid impacting its root system. Ms. Miller confirmed the Commission did receive and review the letter stating no impact from the arborist.

Ms. Miller said there needs to be a physical barrier to indicate the limit of lawn after the construction. Mr. Caccioppoli said they will add a row of boulders to the site plan. Ms. Miller

asked for a comprehensive construction plan that would include all necessary information on 1 sheet, including erosion control measures, construction sequencing, and the placement of boundary markers. The Commission suggested he return after they receive additional feedback from the Planning Board and the Town Engineer. Mr. Caccioppoli said he will return with the updated site plan and construction information.

**New Business:**

**Ina J. Ebenstein Trust**

**Frances Sena, applicant, future owner**

**8 Bayberry Way**

**Block 9453, Lot 30**

Application to fully renovate the single-family home including a new siding. Install new windows.

Zoning District: R-2A, Acres: 2.02

Ms. Frances Sena, owner, presented her site plan for interior renovations and replacing the siding and windows. She noted that she was the new owner and this was a completely separate application from the previous one for the same property. Ms. Sena confirmed the septic had passed an inspection 2 weeks ago. Mr. Hayes asked about the existing chain-link fence along the waterline. Ms. Miller said they typically request a 10 or 12-foot buffer planted with native species along the water. Ms. Sena noted that landscaping was not currently in their budget, but she was open to suggestions. Ms. Miller emphasized the importance of proper cleanup during the renovation, particularly to prevent debris from entering the water. She suggested including cleanup requirements in the contractor's agreement. Ms. Sena provided additional details about the interior renovation, including relocating the kitchen and a bedroom, but noted that they were doing as little as possible due to budget constraints. Ms. Sena confirmed the application does not include a dock, deck or foundation work. Ms. Miller noted that she found the application straightforward. Ms. Dür asked Ms. Sena if she wanted to proceed with a vote, she confirmed she did.

Mr. Hayes made a motion to approve the application with a \$1,000 bond, 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 Ms. Frances Sena, 8 Bayberry Way, to fully renovate an existing single family with new siding and windows, 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 \$1,000 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.

**John Steever**

**214 Eastwoods Road**

**Block 9828, Lot 28**

Application to build a 2-car timber barn garage and driveway adjustments.

Zoning District: R-3A, Acres: 3.44

Other Boards: Zoning Board of Appeals variance received December 16, 2020

Mr. Louis Fusco, architect, explained this application received approval from the Zoning Board of Appeals in 2020 for the garage location, which was determined to be the best spot in relation to the wetlands but they did not move forward with the application at that time. No changes have been made since that approval. The proposed garage would be a kit unit, primarily used as an office space for the homeowner, who is a doctor, with storage for antique cars on the lower level. Mr. Perry confirmed this type of garage is typical in our Town. The proposed

structure will have electric but no plumbing. Mr. Perry said this application also needs Planning Board approval. The driveway extension was confirmed to be gravel, and the existing shed will be relocated behind the new garage.

Ms. Miller asked about the foundation. Mr. Fusco suggested it would likely be a full foundation wall with a slab. The Commission agreed to vote on a conditional approval pending confirmation of the foundation details and approval from the Planning Board. Ms. Dür asked Mr. Fusco if he wanted to proceed with a vote, he said yes.

Mr. Hayes made a motion to approve the application with a \$1,000 bond, conditional on Mr. Perry's approval of the foundation and Planning Board approval. 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 Mr. John Steever, 214 Eastwoods Road, to build a 2-car garage and adjust the driveway, 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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**Minutes Approval:**

Adoption of Minutes from December 1, 2024, January 8, 2025 and February 12, 2025

Mr. Hayes made a motion to approve the Minutes from December 1, 2024, January 8, 2025 and February 12, 2025, Ms. Miller seconded the motion. All members voted in favor of approving the Minutes as distributed.

Ms. Miller adjourned the meeting at 7:51pm.

Respectfully submitted,

Christeen CB Dür

A handwritten signature in cursive script, appearing to read "Christeen CB Dür", written in dark ink.