

**Town of Pound Ridge  
Water Control Commission Minutes  
June 11, 2025**

**Attendees:**

**Board Members:** Bill Bedford  
Pete Marchetti  
Betsey Miller  
Deborah Tepper, 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 7:04pm. Ms. Tepper, acting Board Chair, introduced the Board Members and explained that 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:**

**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, stone walkway, porch and deck with patio.

Zoning District: R-3A, Acres 3.0

Other Boards: Planning Board

Mr. Greg Caccioppoli, engineer, reviewed the changes made to the site plan as requested in the previous meeting. The main change was the addition of a physical border for the limit of disturbance, which included boulders with dimensions of 3 to 4 feet in diameter. He also confirmed that the contract limits were clearly defined to ensure no work would be done beyond the area of disturbance. The Commission requested a few additional details, including: the cleanout detail for concrete truck washout, the distance of the boulders to the house and a note stating that no vegetable garden should be grown on the septic field. Mr. Caccioppoli agreed to make these additions to the site plan.

Ms. Miller made a motion to approve the site plan with the additional information discussed with a \$5,000 bond, Ms. Tepper seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Martin & Star Nass/Adam Greto, 86 Old Logging Road, to build a new single-family home, asphalt driveway, stone walkway, porch and deck with patio, 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 \$5,000 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.

**New Business:**

**Giancarlo Pecora**

**148 Salem Road**

**Block 9817, Lot 49**

Application to build a prefab carport on an existing slab and rear and side patios.

Zoning District: R-2A, Acres: 3.128

Mr. Giancarlo Pecora, homeowner presented his application to build a prefab carport on an existing slab and add rear and side patios. He explained that no trees would be affected by the project and that a silt fence would be established around the construction site. The proposed work included building a retaining wall extending out of the property, with the top sloping upward. Mr. Pecora explained that the existing space on the side of the house was open and dug down, and he wanted to make it safe. He confirmed that he will leave the unfinished basement unfinished and is not proposing anything by the pond.

The Commission raised several questions regarding the foundation details for the patios, the location of the propane tank and the parking plan for the carport. Mr. Pecora agreed to provide more detailed information about the foundation and footings for the patios. He also explained that the propane tank would be moved to the back of the house. Mr. Bedford explained a concrete washout detail and an extended limit of lawn line needs to be on the site plan. Mr. Bedford asked for drawings on the carport. Mr. Pecora said he will remove the carport from the application.

Ms. Miller made a motion to approve the work for the patio only, with the addition of the concrete washout detail and foundation and footings details with a bond of \$1,500. Mr. Marchetti seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Mr. Giancarlo Pecora, 148 Salem Road, to build rear and side patios, 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.

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**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 \$1,500 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.

**David Rosenberg**  
**94 Honey Hollow Road**  
**Block 10036, Lot 12**

Application to renovate & expand existing residence, reconfigure & update hard & soft scaping around the home, build a 1 car detached garage, convert existing cottage to an artist studio, reconfigure the driveway. The bedroom within the existing cottage will be removed & the residence will be converted from a 2- bedroom to a 3-bedroom home with no net increase to the bedroom count.

Zoning District: R-3A, Acres: 3.779

Other Boards: Planning Board & Zoning Board

Mr. Jan Johannessen, engineer, reviewed the site plan to renovate and expand the existing residence, reconfiguring the driveway, and convert a detached cottage into an artist studio. He explained that there would be no net increase in the bedroom count, and the project would result in a reduction of about 2,000 square feet of impervious surface.

The Commission members raised several questions regarding tree removal, materials, septic and construction drawings. Mr. Johannessen agreed to provide more comprehensive information in the next submission, including:

- A tree survey and documentation of trees to be removed
- A plan for managing construction debris and material
- Confirmation from the health department regarding septic systems
- Detailed construction drawings with dimensions

Mr. Perry noted that as a result of the Commission's site walk he learned that some work had already begun on the cottage without proper permits. Mr. Johannessen acknowledged this oversight and said he will come to the Building Department to address it. Ms. Miller requested that he return with updated plans after further progress with the Zoning Board and the Planning Board.

**Westchester Land Trust**

**Janelle Robbins**

**Upper Shad**

**Block 9317, Lot 8**

Application to remove 12 trees, install a rain garden, minor regrading, install geotextile fabric and gravel within the existing parking area at Zofnass Family Preserve.

Zoning District: R-3A, Acres: 30.77

Ms. Janelle Robbins, Vice President of Conservation at Westchester Land Trust, presented the application for improvements to the Upper Shad parking area at the Zofnass Family Preserve. The project aimed to improve public safety, enhance water quality, and upgrade the visitor experience.

Mr. Alvaro Lorrain, engineer, explained the proposed improvements, which included:

- Installing a rain garden feature
- Minor regrading of the parking area, removing and disposing of existing wood chips
- Installing geotextile fabric and gravel
- Creating angled parking spaces using marking whiskers and concrete log tire stops and a small turnaround area

Ms. Robbins confirmed the neighbor will remove his encroachments onto the WLT's property. Mr. Bedford requested the need for contours to be on site plan beyond the parking area and more information about the management of surface water runoff. He emphasized the need for compliance with stormwater regulations, addressing both water quality and quantity issues.

Mr. Perry explained that under no circumstances is water allowed to runoff onto the road and they need to meet with the Town's highway department. Mr. Perry also noted that the surface needs to be tested before installing the final crushed stone.

Ms. Robbins and Mr. Lorrain agreed to address these concerns and provide the requested information. They also agreed to meet with the Town's Highway Superintendent to discuss the project's impact on Upper Shad Road.

**Randy Glick & Alice Kipperman**

**141 Lower Shad**

**Block 9318, Lot 1.6-9**

Application to remove a violation for rebuilding a stone wall, clear construction material and debris, rebuild pool steps, add stone deck, install permanent fence and landscaping without a permit.

Zoning District: R-3A, Acres: 6.86

The applicant was unable to attend therefore this application was postponed until the next meeting.

**Minutes Approval:**

Adoption of Minutes from May 14, 2025

Ms. Tepper made a motion to approve the Minutes from May 14, 2025, Mr. Hayes seconded the motion. All members voted in favor of approving the Minutes as distributed.

Ms. Miller adjourned the meeting at 9:25pm.

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.