

**Town of Pound Ridge
Water Control Commission Minutes
July 9, 2025**

Attendees:

Board Members: Bill Bedford
Pete Marchetti, acting Board Chair
Betsey Miller

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 7:05pm. Mr. Marchetti, 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. Mr. Loveless explained with only 3 Commission members in attendance any vote needs to be unanimous so each applicant will be given a choice if they want a vote to occur at this meeting or be postponed until the next meeting.

Old Business:

**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

Mr. Jan Johannessen, engineer, reviewed the plan for an addition to a single-family home, a detached garage, driveway reconfiguration with a motor court, and landscaping improvements. He noted that the existing cottage will remove the bedroom but remain as an artist studio and the bedroom will be relocated to the main residence, resulting in no net increase in bedroom count. They have submitted the plans to the WCDOH and they are expecting to receive a letter stating no objection to this project. Mr. Johannessen said they have addressed the Commission's previous requests by providing an erosion control plan and additional construction details. He emphasized the significant environmental benefits of the project, including:

- A reduction of approximately 2,000 square feet of impervious cover
- Plans to restore a meadow on the southern portion of the property with native wildflowers
- Removal of invasive plants including the bamboo
- Adding a rain garden to capture runoff from the addition

Mr. Johannessen noted they had identified a concrete washout area, a 20-yard dumpster location, and provided construction details for all hard surfaces. He also mentioned they are

applying for a steep-slopes permit with the Planning Board and will appear before the ZBA for variances related to a 3-foot bump-out and a portion of a deck in the front yard setback.

Mr. Bedford asked about construction drawings and fill quantities. Mr. Johannessen confirmed they have full construction details for all hardscaping features and the architect had provided complete drawings for the foundation and structure. He indicated approximately one foot of fill would be needed in the motor court area to create a consistent grade, but overall the site would have a balanced cut and fill. Mr. Johannessen agreed to add a note to the plans designating the motor court area as the staging location for construction materials. Regarding the septic system, Mr. Johannessen confirmed they are not modifying the existing system, which includes 2 separate fields that will be cordoned off during construction with orange construction fence.

Ms. Miller made a motion to approve the site plan with the additional note about the material storage location with a \$5,000 bond, 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 David Rosenberg, 84 Honey Hollow Road, to renovate and expand the residence, build a 1 car detached garage, convert existing cottage to an artist studio and reconfigure the driveway and hardscape around the home, 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.

Westchester Land Trust

Janelle Robbins

Upper Shad

Block 9317, Lot 8

Application to remove 16 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 from Westchester Land Trust presented the application for improvements to the parking area at the Zofnass Family Preserve on Upper Shad Road. She explained their goals were to improve public safety for Pound Ridge residents, protect wetlands and improve water quality, and upgrade the visitor experience.

Mr. Alvaro Larrain, engineer, reviewed the updated site plan:

- Addition of recycled Item 4 at the apron to stabilize the transition to the roadway
- Addition of an overflow to the wetland from the rain garden
- A provision prohibiting stockpiling of materials during construction
- Showing the limits of the former wood chip pile on sheet C-200
- Inclusion of a stormwater pollution prevention plan

In response to previous concerns about the substrate of the roadway, the applicant explained they had upgraded the geotextile fabric for a more heavy-duty application. However, budget constraints prevented a full structural upgrade. Mr. Larrain noted that the area has abundant rock underneath and has historically functioned as a parking area despite the decayed wood chips currently present.

Mr. Perry raised concerns about emergency vehicle access. He requested reinforcement of the first 40 feet from the road edge to allow fire trucks to safely access the area without blocking Upper Shad Road during emergencies. After discussion about the need for emergency access

and the budget constraints of the project, the applicant agreed to extend the reinforced area to accommodate this request.

Mr. Marchetti made a motion to approve the application with the additional requirement of reinforcing the area 40 feet from the road edge to accommodate emergency vehicles, with a \$2,000 bond. Ms. Miller seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Westchester Land Trust, for Zofnass Family Preserve on Upper Shad Road, to remove trees, install a rain garden, minor regrading, and update and expand the existing parking area which is within the 150' wetland regulated area, is approved.

The application is further subject to the following conditions:

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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.

New Business:

Susan Davidson

93 Old Mill River Road

Block 9824, Lot 41.1-1

Application to remodel a kitchen.

Zoning District: R-3A, Acres: 4.649

Mr. James Best, reviewed the site plan to remodel the kitchen. He explained that the project involves removing existing cabinets, installing new cabinets and appliances, and taking out a couple of walls. The existing deck off the living area would not be touched, nor would any windows. The project is strictly an interior renovation. Mr. Best noted all construction materials would be stockpiled in the driveway area shown on the plan, with the carport serving as an entry point. No excavation is planned, and all materials would be removed from the property after completion. The house sits higher than the wetland area, and the property is heavily wooded with rock outcroppings around the driveway that would prevent materials from moving toward the wetlands.

Mr. Marchetti requested that a cover be placed on the dumpster to prevent runoff into the wetlands during rain. Mr. Best confirmed that the demolition process would take approximately two weeks, and the new stove would be electric induction rather than propane.

Ms. Miller made a motion to approve the site plan with a cover added to the dumpster with a \$2,000 bond, 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 Susan Davidson, 93 Old Mill River Road, to remodel a kitchen, which is within the 150' wetland regulated area, is approved.

The application is further subject to the following conditions:

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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 \$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.

Chris Ytuarte
122 Old Stone Hill Road
Block 10047, Lot 33.2

Application to remodel a kitchen, replace 2 windows and add 2 skylights.
Zoning District: R-3A, Acres: 3.031

Mr. Jan Cadek, architect, reviewed the site plan to remodel a kitchen, replace two windows, add two skylights, and update interior surfaces, cabinets, and appliances. Mr. Cadek explained that the pond is located at the back of the property, and the kitchen is located on the first floor. All demolition materials would be taken out through the garage, and a dumpster

would be placed in the designated area. A silt fence would be installed to protect the pond. The demolition process is expected to take approximately one week.

Mr. Marchetti requested a cover be placed over the dumpster during the demolition process to prevent runoff, and Mr. Cadek agreed to add this note to the site plan.

Mr. Bedford made a motion to approve the site plan with the addition of a cover on the dumpster, with a \$2,000 bond, 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 Chris Ytuarte, 122 Old Stone Hill Road, to remodel a kitchen, replace 2 windows and add 2 skylights, 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.

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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 \$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.

Jennifer Geyer
8 Hemlock Hill Road
Block 9320, Lot 97

Application to do interior renovations.

Zoning District: R-2A, Acres: 2.27

Ms. Jennifer Geyer reviewed her site plan for interior renovations, with no impact to the landscape outside. The plans showed the dumpster location and staging area. The renovation includes bathrooms and kitchen work, with construction drawings being finalized for submission to the Building Department.

Mr. Marchetti noted that the plans show removal of one fireplace. Ms. Geyer confirmed that only one of the two fireplaces would be removed, with no new fireplace being added. The fireplace to be removed is masonry all the way up. She confirmed the application includes no exterior work. Mr. Marchetti asked for a cover on the dumpster.

Ms. Miller made a motion to approve the site plan with the addition of a covered dumpster with a \$2,000 bond, 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 Jennifer Geyer, 8 Hemlock Hill Road, for interior renovations, 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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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.

Sebastian Herald & Randy Gardull
144 Salem Road
Block 9817, Lot 46

Application to replace existing deck and railing in the same footprint. No change to the foundation.

Zoning District: R-3A, Acres: 3.36

Mr. Randy Gardull reviewed their site plan to replace a solid railing that goes around three-quarters of the property on the second floor with an open railing in exactly the same format. The deck is very narrow, and all structures would remain the same.

Mr. Gardull explained that the top surface boards are warping and need replacement, but the joists and other structures would remain untouched. The deck is cantilevered out from the house on the second floor, with nothing touching the ground. A gravel driveway provides access, and a dumpster would be placed there. He noted construction materials would be stored in the garage.

Mr. Bedford requested that contract limit lines be added to the plan to indicate where the contractor can and cannot go around the house. Mr. Marchetti suggested about 3-4 feet from the edge of the house for this limit line. Mr. Gardull agreed to add this to the site plan.

Ms. Miller made a motion to approve the site plan with the addition of the contract limit line with a \$2,000 bond, Mr. Bedford seconded the motion. All board members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Sebastian Herald and Randy Gardull, 144 Salem Road, to replace an existing deck, 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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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.

36 Lyndel Road Property Mgmt. LLC

36 Lyndel Road

Block 10047, Lot 39

Application to replacement existing utility pole, install underground electric service, meter & transformer, remove overhead wires, 2 utility poles and existing meter.

Zoning District: R-3A, Acres: 6.613

Mr. Glen Ticehurst, architect, reviewed the application to replace an old utility pole adjacent to Lyndel Road, trenching across the private road, and installing underground electric service. The trench would be 2 feet wide and 3 feet deep as required for the primary service. Mr. Ticehurst explained that they would transplant a holly tree that is in the way rather than cutting any trees down. A silt fence would be installed about 10 feet off the edge of the driveway to minimize disturbance. The work would be performed by the local electric company, and details for the trench construction were provided. Mr. Marchetti confirmed he had conducted a site visit and saw no issues with the application.

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

Be it hereby resolved that the application by 36 Lyndel Road Property Mgmt. LLC, 36 Lyndel Road, to replace an existing utility pole and install underground electric service, which is within the 150' wetland regulated area, is approved.

The application is further subject to the following conditions:

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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.

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

This application was postponed until the next meeting.

Minutes Approval:

Adoption of Minutes from June 11, 2025

Ms. Miller made a motion to approve the Minutes from June 11, 2025, Mr. Bedford seconded the motion. All members voted in favor of approving the Minutes as distributed.

The meeting was adjourned at 8:30 PM.

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.