

**Town of Pound Ridge
Water Control Commission Minutes
September 10, 2025**

Attendees:

Board Members:

Bill Bedford
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 7:07pm. Mr. Bedford introduced the Board Members and explained 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 was unable to attend.

Old Business:

Richard Bellis

10 Miller Road

Block 9318, Lot 1.35

Application to install a pipe and cable to feed a new hot tub.

Zoning District: R3-A, Acres: 3.815

Mr. Anthony Fanelli, general contractor, highlighted 5 additions made to the site plan since the previous meeting:

- Pavers were marked on the plan with a solid line following the pool perimeter, showing pavers with spacing of artificial grass. A detail in the bottom left corner showed the pavers, grass, stone dust, and the item 4 beneath them.
- The electric line was marked in red on the drawing, showing the wire running from the corner of the house to the hot tub.
- Arrows were added showing the direction of slope and runoff, with the pool being the high spot and pitch going left to right of the pool.
- The hot tub pad specifications were added.
- The "no mow zone" was marked with a dotted line, which follows the existing chain link fence. Three concrete piers would be added to reinforce this zone.

During the discussion, the Commission identified items that still needed to be added to the site plan including the size of the concrete pad and distance to the house, the electrical disconnect switch, and a note that all excavation will be done by hand. The site plan also needs to include information about draining the hot tub to the existing culvert units that are currently used for the pool and the manufacturer and model of the hot tub should be noted.

Mr. Fanelli clarified that the concrete pad was already in place and that the pavers were existing, with new pavers having been installed in one section. The hot tub itself was on site, awaiting only the electrical connection. The Commission discussed the existing chain link fence that marked the "no mow zone" toward the wetland area. This fence served as the boundary for lawn maintenance.

Mr. Bedford made a motion to approve the installation of the electric line subject to the notes discussed being added to the drawing with a \$2,000 bond, Ms. Miller seconded the motion. All Commission members voted in favor. The application is approved.

Be it hereby resolved that the application by Richard Bellis, 10 Miller Road, to install a pipe and cable to feed a new hot tub, 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.

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 had to postpone as they were still working on the requested site plan.

Minutes Approval:

Adoption of Minutes from August 13, 2025

Ms. Miller made a motion to adopt the Minutes from the August 13, 2025 meeting, Mr. Hayes seconded the motion. All members voted in favor. The Minutes were approved as distributed.

Mr. Bedford adjourned the meeting at 7:33pm.

Respectfully submitted,


Christeen CB Dür