

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, September 8, 2021**

Attendees:

Board Members:

Bill Bedford, Chairman
Peter Marchetti
Betsey Miller
Phil Sears
Peter Senatore

Advisors:

John Loveless, Counsel
Jim Perry, Building Inspector

Conservation Board:

Ellen Grogan
Andrew Karpowich

Administrator:

Christeen CB Dür

The meeting began at 7pm and it was noted that it was being recorded. Mr. Bill Bedford introduced the Board Members and explained the process of the meeting. Each applicant presents their application and plans. The Board Members will ask questions and anyone attending the meeting is welcome to ask questions as well. Mr. Marchetti is attending via Zoom.

Old Business:

Steve Monroe

203 Upper Shad Road, Block 9317, Lot 19.3

Application for new construction of a residence, driveway, stormwater infiltrators, pool, well and septic system. Received Planning Board approval with conditions 08/26/21.

Zoning District: R-3A, Acres: 4.08

Previous Meeting: 05/12/21, 06/09/21, 07/14/21

Mr. Eric Baker, architect, reviewed the application, the driveway construction process and the Planning Board conditional approval that includes a \$59,000 common driveway performance restoration bond. Mr. Dean Pushlar, landscape architect, reviewed the steep slopes and proposed plantings. Mr. Bedford reviewed the detention basin and driveway plans.

Mr. Sears made a motion to approve the application with a \$5,000 bond, Mr. Senatore seconded the motion. All members voted in favor. The application has been approved.

Be it hereby resolved that the application by Steve Monroe, 203 Upper Shad Road, for a permit to build a new single-family home with driveway, stormwater infiltrators, pool, well and septic system, 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 (two 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 bond in the amount of \$5,000 shall be 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 certificate 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.

Mo Koyfman

24 Midway Lane, Block 9452, Lot 10

Application to install a gunite pool, adjacent terraces and a covered pavilion.

Zoning District: R-3A, Acres: 9.795

Previous Meeting: 07/14/21

Mr. Glenn Ticehurst, architect, reviewed the updated plans that include plantings, reduced the amount of impervious surface, moved further away from wetlands and put the spa within the pool. Mr. Bedford noted the great response to the Board's concerns. Mr. Ticehurst agreed to add a note that the planting area be maintained as designed with a natural buffer.

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

Be it hereby resolved that the application by Mr. Mo Koyfman, 24 Midway Lane, for a permit to install a new pool, adjacent terraces and a covered pavilion, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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Neil S. Mitchell

18 Lyndel Road, Block 10047, Lot 40.9

Application to repair portions of the shorelines of the existing large and small ponds to correct leaking and erosion.

Zoning District: R-3A, Acres: 11.67

Previous Meeting: 08/18/21

Ms. Tracy Chalifoux, landscape architect, addressed the comments from the Board at the last meeting. She reviewed the areas of dredging, the average depth of sediment, equipment to be used and the updated work sequence listed on the plans. Ms. Chalifoux stated the goal of the repairs is to eliminate the leaking from the small pond and help the natural flow of water between the 2 ponds.

Mr. Sears made a motion to approve the application with a \$2,000 bond, Ms. Miller seconded the motion. All members voted in favor. The application has been approved.

Be it hereby resolved that the application by Neil S. Mitchell, 18 Lyndel Road, for a permit to repair portions of the shorelines of the existing large and small ponds to correct leaking and erosion, which is within the 150' wetland regulated area is approved.

The application is further subject to the following conditions:

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Sam Fertik and Julie Levitt-Fertik

Adjacent to 129 Upper Shad, Block 9317, Lot 27.1

Application to construct a new 2 ½ story dwelling, including new septic, well and stormwater management.

Zoning District: R-3A, Acres: 3.509

Received Planning Board approval with conditions 08/26/21.

Mr. Bedford reviewed the Planning Board approval with conditions and noted that this application has already been voted upon and approved by the Water Control Commission with a bond of \$5,000.

New Business:

Logan Decker, Eagle Scout candidate, applicant, Town of Pound Ridge – Town Park/Pond

199 Westchester Avenue, Block 9820, Lot 8

Application to build and install 10x10 partial floating dock off the shoreline of the Town Pond. This is an Eagle Scout project for the purpose of a safe fishing and observation deck.

Zoning District: R-2A, Acres: 33.9

Mr. Logan Decker, Eagle Scout candidate, reviewed the application to build and install a floating dock at the Town Pond as his Eagle Scout project. The members of the Board provided feedback to Mr. Decker regarding the design, safety considerations, and sustainable materials. Mr. Sears suggested to Mr. Decker that he meet with an engineer. Mr. Perry recommended to Mr. Decker that he speak with the Town Engineer regarding the design and safety of the proposed floating dock. Mr. Perry noted that he will also be available to advise him on the project after he meets with the Town Engineer.

Erin Schultz

54 Lower Shad Road, Block 9316, Lot C

Application to add a 14'6" x 18' 6" deck with trellis, grill area and masking of generator.

Zoning District: R-3A, Acres: 3.018

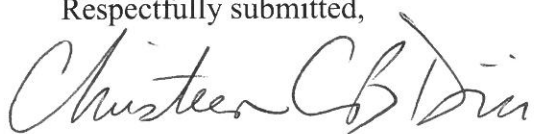
This application has been postponed by the applicant.

Adoption of Minutes from the Meeting on August 18, 2021.

Ms. Miller made a motion to adopt the Minutes from the August 18th meeting, and Mr. Sears seconded. All members voted in favor.

The next Water Control Commission meeting will be held on October 13. Mr. Bedford adjourned the meeting at 8:06pm.

Respectfully submitted,



Christeen CB Dür