

**Town of Pound Ridge
Water Control Commission Minutes
August 13, 2025**

Attendees:

Board Members: Bill Bedford
Chris Hayes, acting Board Chair
Pete Marchetti
Betsey Miller
Deborah Tepper
Advisors: 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. Hayes, 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 was unable to attend.

Old Business:

**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

Mr. Hayes opened the discussion with the first applicant, Mr. Randy Glick, who joined via Zoom. Mr. Glick explained that a few years ago, he had rebuilt a wall and replaced a pool deck without knowing that permits were required. He described how he had cleaned up an area that the previous owners had used as a dumping ground for garbage, construction debris, electronic devices, and beer bottles. Mr. Bedford asked if there was a drawing showing where the work was done. Mr. Glick responded that he had submitted photographs but not drawings. He explained that the wall was rebuilt close to its original location, approximately 12-15 feet of rubble that was rebuilt on the opposite side of the house. He confirmed that the pool deck was in the exact same location as when the house was built, though the previous owners had removed it at some point. He also mentioned installing a permanent fence as required.

Mr. Bedford inquired about the stone wall's relation to the property line. Mr. Glick clarified that the area beyond the wall was wetlands, and his lot lines extend into a pond, so the work was well within his property boundaries. Mr. Bedford also asked about a walkway going down to the pond, which Mr. Glick described as wood chips defined by wooden rails to hold the chips in place and control weeds. He noted that it was easily removable and not permanent.

Mr. Marchetti observed that the lawn appeared to go right down to the pond's edge and had been mowed. Mr. Glick responded that this was not typical and had only happened recently when he was away. He stated he had already informed the landscaper not to mow that area again. There was discussion about what appeared to be additional clearing down to the pond. Mr. Glick insisted that the path had always been cleared occasionally for visual access to the pond, but denied planting lawn in that area, stating it was just natural growth that had been

weed-whacked. The Commission expressed concern about ensuring proper demarcation of the no-mow areas to prevent future issues with landscape maintenance. Mr. Glick agreed to implement a solution such as stones or other markers to clearly identify these boundaries.

A neighbor, Leah Benincasa, 11 Southeastern Foam Road, stated she could see Mr. Glick's pond from her backyard and raised concerns about various activities around the pond, including the use of a rowboat which she claimed violated their homeowners' association rules. She mentioned having documentation of previous communications regarding these issues. Mr. Glick disputed her interpretation of the association rules, stating that legal opinions had determined the pond referenced in the offering plan was not this particular pond.

After discussion, the Commission determined that Mr. Glick needed to submit:

- An updated site plan showing the pool deck, steps, and stone wall, limit of lawn/ no mow area with appropriate stone monuments or markers,
- A native planting plan for the buffer area near the pond.

The Commission also requested information about conservation easement restrictions that might be in the property deed. Ms. Dür explained the deadline for submitting these materials for the September 10th meeting is August 27th.

New 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, contractor, presented the application for installing a pipe and cable to feed a new hot tub. He explained that the electrical line would run from the main panel inside the house, through the basement, and out to the hot tub equipment and disconnect box. The trench for the conduit would be approximately 24 inches deep.

During discussion, it was revealed that the hot tub and concrete pad were already installed without permits, which would have required wetlands approval as they are within the 150-foot wetlands setback. The Commission members requested an updated site plan showing:

- The concrete pad dimensions and details (including rebar, depth of concrete)
- The electrical routing plan
- Drainage patterns from the pad
- Clear indication of the no-mow zone
- Note that excavation work will be done by hand

Ms. Dür explained that the updated plans need to be submitted by August 27th for the September 10th meeting.

Kevin Eckhardt & Amanda Wise

6 Bishop Park Road

Block 10265, Lot 1

Application to add a half bath in a storage room on the ground floor.

Zoning District: R-3A, Acres: 3.07

Mr. Kevin Eckhardt presented his own application to add a half bath in a spare room on the ground floor of his residence. He explained that the project involved a 75 square foot room that currently houses a washer, dryer, and closet. The plan was to create a closet with drywall inside the room and install a toilet and vanity. Mr. Bedford noted that the application was straightforward as it involved interior work. The only exterior consideration was that the entire house is within 150 feet of a pond. Mr. Eckhardt explained that the plumbing would run under the existing concrete slab floor, with a channel being cut for the pipe to connect to the main water line near the washer/dryer.

Mr. Bedford requested clarification about the size of the pipe and its connection to existing plumbing. Mr. Eckhardt drew the routing and dimensions of the 3-inch pipe on the plan.

Mr. Marchetti made a motion to approve the application with a \$2,000 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 Kevin Eckhardt and Amanda Wise, 6 Bishop Park Road, to add a half bath in an existing storage room on the ground floor, 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.

58 Parkview Rd. S. Mgmt. LLC & 63 Lyndel Rd Prop. Mgmt. LLC

63 Lyndel Road and 58 Parkview Road

Block/Lots: 10047-117, 10047-42.9, 10047-132.9

Application to install a driveway connecting 63 Lyndel Road and 58 Parkview Road South involving 3 lots.

Zoning District: R-2A and R-3A, Acres: 2.04, 12.001, 15.981

Mr. Glenn Ticehurst, landscape architect, presented an application to install a 12-foot wide gravel driveway connecting 63 Lyndel Road and 58 Parkview Road South. He explained that the driveway would serve as an alternative ingress/egress opportunity for the property. The plan included mitigation planting for work near wetlands.

Mr. Ticehurst emphasized that the driveway was intended as a secondary access for the property, not for developing Lot 5. He described Lyndel Road as difficult to navigate in inclement weather due to its twisty, narrow nature. The proposed driveway would connect to an existing gravel drive on 63 Lyndel Road.

Mr. Bedford asked if the existing driveway would remain, which Mr. Ticehurst confirmed. He also confirmed that the new driveway would be plowed in winter. Ms. Tepper expressed concern about whether the driveway might become the main access to the property. Mr. Ticehurst reiterated that it was intended as a secondary access, emphasizing that the current main entrance via Lyndel Road provides a "beautiful arrival" experience that the owners prefer.

Ms. Dür explained a letter of concern and petition by neighbors has been received and shared with the Commission and the applicant. The author of the letter and petition Mr. Pete Chema, who has lived on Parkview Road for nearly 30 years, spoke in opposition to the application. He pointed out that the property already has two driveways - the main one on Lyndel Road and a secondary one that exits higher up on Lyndel. He argued that the proposed driveway would harm the community, noting it would be only 30 feet from wetlands, potentially causing runoff, erosion, and habitat destruction. He expressed concerns about setting a precedent that prioritizes convenience over conservation and questioned the need for a third driveway.

Mr. Bedford noted that the Planning Board typically is unable to approve a second curb cut. After hearing from both sides, Mr. Hayes noted that the Commission would not be able to make

a decision until it is reviewed by the Planning Board and the Town Engineer. Ms. Dür explained that the next Planning Board deadline for their September 25th meeting is September 11th, and the neighbors would receive notification of that meeting as well.

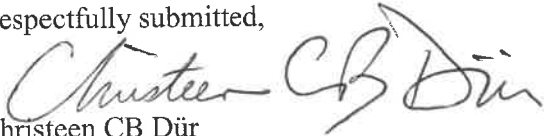
Minutes Approval:

Adoption of Minutes from July 9, 2025

Mr. Hayes made a motion to adopt the Minutes from the July 9, 2025 meeting, Mr. Marchetti seconded the motion. All members voted in favor. The Minutes were approved as distributed.

Mr. Hayes adjourned the meeting at 8:13pm.

Respectfully submitted,


Christeen CB Dür