

Town of Pound Ridge
Water Control Commission Minutes
November 12, 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 7:04pm. 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.

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. Randy Glick appeared via Zoom to represent the application. Mr. Glick explained that he had rebuilt a wall that encroached slightly on wetlands and had submitted a site plan showing the work completed. He stated he had installed boulders and plantings as demarcation in the locations that had been suggested during a site visit, and had dropped off the site plan.

Ms. Miller questioned whether the shadbush plantings were adequate mitigation since the entire area had previously been wooded before being cleared. She noted that the boulders placed by Mr. Glick were rounded and positioned on a pathway around the pond. Mr. Glick confirmed he had placed boulders 12 feet from the pond (instead of the 10 feet discussed) to prevent mowing in that area.

Considerable discussion focused on the "long limit line" which appeared to end partway through the property rather than extending to the property line. Mr. Glick confirmed they were no longer mowing anywhere close to the pond, maintaining a no-mow zone at least 30 feet from the pond.

Mr. Loveless clarified that the Commission had not yet issued a plan or formally defined requirements to cure the violation. The site plan submitted was only a starting point for determining what would be required. Mr. Marchetti noted that a wetlands permit would have been required even for the boulders and plantings that Mr. Glick had already installed.

Ms. Miller pointed out several deficiencies in the submitted plan, including:

- No wetlands line shown
- No 150-foot setback line shown
- No dimensions indicating distance from boulders to pond
- No note indicating that work would be done by hand without machinery
- Gravel area (former fire pit) still shown on plan though it was supposed to be removed

The Commission determined that Mr. Glick needed to submit a proper as-built plan showing:

- The wetland and wetland setback lines
- Complete dimensions showing distances from work to wetlands
- The location of well and septic system
- The limit of lawn/mowed area clearly marked
- All current conditions after work already completed

Mr. Marchetti advised Mr. Glick not to undertake any additional work until a proper plan is reviewed and a formal approval is granted by the Commission.

The matter was tabled until the December 10, 2025 meeting, at which time the Commission will provide Mr. Glick with a comprehensive list of requirements for the site plan.

New Business:

56 W Lane LLC

Klaus Koenigshausen

56 West Lane

Block 9452, Lot 71

Application to build an addition to a house, install a pool patio, extend the asphalt driveway and install a new septic system.

Zoning District: R-2A, Acres: 4.348

Lou DiLeo, architect presented the application for an addition to an existing house. The project consists of adding an office, a children's playroom, and sauna to the existing house, as well as expanding a terrace, relocating a hot tub, and modifying the driveway.

Mr. DiLeo explained that they planned to remove a section of driveway that connects to West Lane and expand the lawn area, while cutting back a large parking area to create a smaller driveway. The addition would be built at the rear of the existing house, and an existing terrace would be expanded. A hot tub currently on a lower patio would be relocated to the upper patio.

Mr. Alfonzetti, engineer, shared plans showing the proposed septic system. He explained that the existing septic tank and proposed new tank would be located outside the 150-foot wetland buffer zone. The system would include a pump chamber with a forced main pipe running along the driveway to a septic field approximately 100 feet from the wetland. The WCDOH is currently reviewing the proposed plan.

The Commission raised several questions regarding:

- The exact location of drainage pipes and the pump chamber
- The distance from the relocated septic tank to the well
- The location of erosion control measures

- Protection of a pipe that allows bog turtles to migrate between ponds

Mr. Pouder, landscape architect, noted that they would use primarily native plants including inkberry and winterberry. They would replace a dying beech tree with a weeping willow at the client's request and remove invasive plants along the pond bank. The Commission requested that a clearly marked line be added to the plan showing the limit of the lawn area.

The applicant agreed to:

- Add a concrete cleanout area and dumpster location to the plan
- Mark the location of the turtle migration pipe and ensure it would not be blocked
- Add a line indicating the limit of mowing/lawn area
- Ensure the septic system is adequately distanced from the well

Ms. Dür noted that the application was scheduled to be reviewed by the Planning Board on November 20, 2025. The applicant was advised to incorporate all requirements from both boards into their final plan.

Jeffrey Haller

40 Lower Trinity Pass Road

Block 9455, Lot 9

Application to build a detached garage.

Zoning District: R-1A, Acres: 11.96

Mr. Gironda, engineer, reviewed the application for a detached garage. The property is accessed through a long driveway that doesn't front directly on Trinity Pass Road. Mr. Gironda explained that the proposed location for the garage was selected because it is partially on an existing gravel driveway where the homeowners currently park their cars. Almost the entirety of the driveway exists within the 100-foot setback, and the house and site infrastructure are within the 150-foot setback.

The garage would be a 30'x24' structure built on a concrete slab foundation. The project would require fill to stabilize an eroded slope, and disturbed areas would be restored with a native wetland seed mix.

The Commission members who had visited the site expressed concern about the proposed location of the garage, noting it would be very close to the wetlands and require significant fill. They suggested relocating the garage closer to the flagstone walkway that leads to the house, which would:

- Move it further from the wetlands
- Require less fill
- Reduce erosion concerns at the back of the structure
- Still allow adequate turning radius for vehicles

Other details discussed included:

- Underground electric line would run from the house to the garage
- Runoff from the garage roof would be collected in a gravel trench drain
- No plumbing would be installed, only electric service
- The garage would be delivered in sections on skids and assembled on-site

Mr. Gironda agreed to discuss relocating the garage with the homeowner and return with a revised plan. The Commission also requested information about where fill material would come from and a note certifying that imported fill would be clean material.

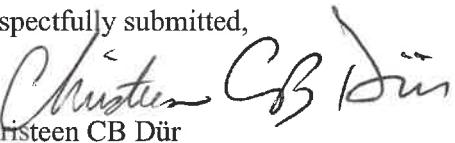
Minutes Approval:

Adoption of Minutes from September 10, 2025

Ms. Miller made a motion to adopt the Minutes from the September 10, 2025 meeting, Mr. Hayes seconded the motion. All members voted in favor. The Minutes were approved as distributed.

Mr. Bedford adjourned the meeting at 8:35pm.

Respectfully submitted,



Christeen CB Dür

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