

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

Attendees:

Board Members: Chris Hayes
Pete Marchetti
Betsey Miller
Deborah Tepper

Advisors: John Loveless, Esq., Counsel
Jim Perry, Building Inspector

Town Board Liaison: Dan Paschkes

Administrator: Christeen CB Dür

The meeting began at 7:05pm. Mr. Marchetti, acting Board Chair, 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. Glick was not in attendance so this Agenda item was postponed until the next meeting.

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

Mr. Ralph Alfonzetti, engineer, presented the existing conditions plan that include a house, pool, and looping driveway from West Lane. He explained that the proposed additions to the property included an addition to the side of the house, a patio, and a shed. In response to questions from the previous meeting, he identified the location for construction staging and dumpster placement in an already paved area of the property. He also confirmed that the septic tank and pump pit would be located outside the wetland buffer, though the health department had not yet approved the septic system design.

The Commission raised several concerns that needed to be addressed:

- The need for a concrete cleanup area with proper detail on the plans
- Clear marking of the turtle migration pipe location with a note that it should not be blocked

- Verification of the "no mow zone" with specific dimensions from permanent structures
- Confirmation that the septic system design would be appropriately distanced from wells

Mr. Nick Pouder, landscape architect, presented the landscape plan, showing the wetland area designated as a "no mow zone" with existing boulders marking some of the corners. He noted that the Planning Board had requested no seed mix in the stormwater basin. After discussion, the Commission agreed that the engineering drawings and landscape drawings would need to be updated to include all the requested items on one site plan. The Water Control Commission preliminarily approved the application with conditions.

Mr. Miller made a motion to approve the application with the additional notes on one site plan, with a \$5,000 bond, Mr. Hayes seconded the motion. All Commission members voted in favor. The application is approved.

Be it hereby resolved that the application by Klaus Koenigshausen, 56 West Lane, to build an addition on an existing house, install a pool patio and extend the asphalt driveway and install a new 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 (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.

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. Matt Gironda, engineer, explained that since the previous submission, they had revised the plan to relocate the garage 15 feet westward, further from the eastern bottom ridge and more aligned with the existing gravel driveway. He described that the garage dimensions had been modified, resulting in a slightly smaller footprint but maintaining adequate storage. The repositioning would result in a net reduction of 15 square feet of gravel coverage on the site.

The Commission expressed concerns about:

- The amount of fill (approximately 195 cubic yards) being placed, with some areas requiring 5-6 feet of fill
- Stability of the fill on steep slopes near sensitive wetlands
- Potential erosion during construction

Mr. Gironda explained that the slopes would be graded at 2:1 and stabilized with a native steep slope seed mix designed for erosion control. He assured the Commission that silt fencing would be installed along the entire lowest contour of the disturbed area, and temporary erosion controls including straw mulching would be in place before the vegetation was established.

When questioned about roof runoff, Mr. Gironda stated there would be no gutters on the garage. Instead, runoff would be directed to a gravel trench drain. The electrical service would come underground from the existing house panel through an area of existing lawn that would be restored after trenching.

Ms. Tepper made a motion to approve the application with a \$4,000 bond, Mr. Marchetti seconded the motion. All Commission members voted in favor. The application is approved.

Be it hereby resolved that the application by Jeffrey Haller, 40 Lower Trinity Pass Road, to build a detached garage, 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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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.

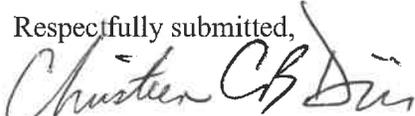
Minutes Approval:

Adoption of Minutes from November 12, 2025

Ms. Miller made a motion to adopt the Minutes from the November 12, 2025 meeting, Mr. Hayes seconded the motion. All members voted in favor. The Minutes were approved as distributed.

Mr. Marchetti adjourned the meeting at 7:29pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Christeen CB Dür". The signature is written in black ink and is positioned above the printed name.

Christeen CB Dür

