

**Town of Pound Ridge  
Water Control Commission Minutes  
January 14, 2026**

**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

**Administrator:** Christeen CB Dür

The meeting began at 7:00pm. Mr. Bedford, 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 explained that he had made changes to the property following the site walk, including installing a demarcation line with plantings and boulders, and removing a fire pit. He stated he had spent approximately \$8,000-\$10,000 on plantings and \$6,000 on the site plan.

Mr. Marchetti reminded Mr. Glick that at the November meeting, the Commission had requested several items be added to the site plan, including the 150-foot setback line, boulders, and a no-mow zone designation, as well as mitigation to restore the area to its original vegetative state.

Mr. Glick acknowledged he had not updated the site plan as requested, explaining he had misunderstood what was required and had only written the information onto the existing plan. He expressed willingness to comply with whatever was necessary but hoped to avoid additional expenses.

Mr. Loveless, Town counsel, clarified that the Commission needed Mr. Glick to present a plan to address the environmental harm done when land that was in its natural vegetative state (serving as a buffer to wetlands) was cleared down to the water. He emphasized that work could not be done within the buffer without a permit.

Mr. Glick asked for clarification on what needed to be done to restore the property, questioning if he simply needed to "let it grow back." Mr. Marchetti confirmed this was correct and

reiterated the need to define the wetlands setback line and no-mow zone, with boulder dividers and dimensions that could be verified.

After further discussion about the specifics of the required plan, Mr. Glick agreed to have the site plan professionally redone to show the current state of the property with all required elements, including the 150-foot setback line, no-mow zone, and demarcation line. Jim Perry offered to work with Mr. Glick's professional to ensure the plan included all elements required by the Commission.

Ms. Dür explained the deadlines for the upcoming meetings.

**New Business:**

**Jennifer K. Allen**

**24 Miller Road**

**Block 9318, Lot 1.31**

Application to remove a violation and restore a previously disturbed wetland and wetland buffer areas. Restoration of conservation easement mitigation measures.

Zoning District: R-3A, Acres: 5.771

Mr. Jim Teed, engineer, presented the application to remove a violation and restore previously disturbed wetland and wetland buffer areas, as well as conservation easement mitigation measures. He explained that the violation dated back to 2021 when a stop work order was issued. Mr. Teed explained that when they took ownership, they had cleared some brush without realizing they were encroaching on the conservation easement and wetland buffer. Ms. Allen clarified that the area had already been mowed and looked like part of the yard, and that she had removed what she believed was invasive mile-a-minute vine without realizing it was in the conservation easement.

Mr. Teed presented aerial images showing how the area had changed from 2007 to 2021, with the mowed area gradually expanding. He showed his plan which delineated the conservation easement, 150-foot wetland buffer, and areas to be restored. The plan included installing erosion control measures, defining a no-mow zone, and planting native species including red maples, Norway spruces, dogwoods, viburnums, winterberry holly, northern bayberry, summer sweet pepper bush, spice bush, and sensitive fir.

In response to questions from the Commission, Mr. Teed clarified that:

- The entire house is within the 150-foot wetland setback, which was already the case when the subdivision was established
- A row of boulders and Norway spruces would define the conservation easement
- Work would include removing existing boulders and trees from the wetland area and restoring it with appropriate wetland plantings
- Some work would need to be done with machinery, but much would be done by hand
- Silt fencing would be installed along the back edge of the boulders to prevent further disturbance

The Commission requested dimensions from fixed points on the house to the conservation easement line to allow verification of its location in the future. Mr. Teed said he will provide an updated plan with the requested dimensions.

Mr. Hayes made a motion to approve the application with the requested dimensions on the site plan, 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 Jennifer Allen, 24 Miller Road, to remove a violation and restore a previously disturbed wetland and wetland buffer, 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.

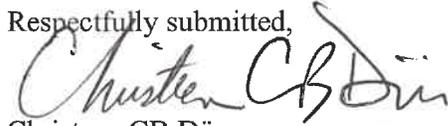
**BASIS FOR DECISION:** Applying Chapter 63-25 of the Wetland Ordinance, the Commission finds that the proposed site is the best practical alternative, that adequate safeguards for the protection and preservation of the environment will be taken to protect the wetlands and the proposed action is not 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.

**Minutes Approval:**

Adoption of Minutes from December 10, 2025 was postponed.

Mr. Bedford adjourned the meeting at 7:44pm.

Respectfully submitted,

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

Christeen CB Dür