

# TEAMSTERS & CHAUFFEURS UNION LOCAL No. 456

Affiliated with  
International Brotherhood of Teamsters

LOUIS A. PICANI  
President

Phone: (914) 592-6232  
Fax: (914) 592-8627



JOSEPH SANSONE  
Secretary-Treasurer

Affiliated With  
New York State Building and  
Construction Trades Council  
Westchester-Putnam Building Trades Council

160 So. Central Avenue • Elmsford, New York 10523

**VIA FIRST CLASS MAIL & EMAIL ([supervisor@townofpoundridge.com](mailto:supervisor@townofpoundridge.com))**

July 14, 2022

Kevin Hansan  
179 Westchester Avenue  
Pound Ridge, NY 10576

**Re: Voluntary Recognition of Local 456, IBT**

Dear Town Supervisor Hansan:

Local 456, International Brotherhood of Teamsters requests that the Town of Pound Ridge voluntarily recognize Local 456, International Brotherhood of Teamsters, as the bargaining representative for all blue-collar employees of the Highway Department of the Town of Pound Ridge, including the following titles:

- Assistant General Foreman
- Mechanic/Senior Welder
- Mechanic Assistant
- Motor Equipment Operator
- Road Maintenance

If you have any questions, please contact me. Thank you for your attention to this matter.

Very truly yours,

  
Louis A. Picani  
President, Local 456, IBT

*Serving  
Westchester, Putnam and Dutchess Counties  
New York*

# Town of Pound Ridge

Kevin C. Hansan  
*Supervisor*

Les Maron  
*Deputy Supervisor*

Nicole Engel  
*Chief of Staff*



Tel: 914-764-5511  
Fax: 914-764-0102

## **Town Council**

Alison Boak  
Carla Brand  
Diane Briggs  
Daniel S. Paschkes

September 22, 2022

VIA email & First-Class Mail

Louis A. Picani  
President, Teamsters Local 456  
160 S. Central Avenue  
Elmsford, New York 10523

RE: Town of Pound Ridge, NY - Highway Department Employees

Dear Mr. Picani:

Thank you for your September 16, 2022 letter. The Town Board is willing to consider the voluntary recognition of Local 456 as the bargaining representative of Highway Department blue collar employees without the need for, or costs associated with, your appearance at a Town Board meeting.

Toward that end, please forward to me the dues withholding authorization cards executed by the relevant Town employees. We understand all ten (10) employees have executed same.

Upon confirmation of the execution of the authorizations, the Town Board may schedule a vote to formally approve Local 456.

We look forward to working with you.

Very truly yours,

KEVIN C. HANSAN

cc: All Town Board Members (via email), William P. Harrington (via email)

**MEMORANDUM**

**To:** Town Board  
**From:** Erin Trostle  
**Date:** October 25, 2022  
**Re:** Cemetery Plot Sale

---

Please approve the sale of Plot 7 in Section 3 (two gravesites) at a price of \$2,000.00 to Richard Loew, of 169 Eastwoods Road, Pound Ridge.

**MEMORANDUM**

**To:** Town Board  
**From:** Erin Trostle  
**Cc:** Jonathan Looper, Lisa Miller  
**Date:** October 27, 2022  
**Re:** PRBA Special Event Permit Application

---

The Pound Ridge Business Association has submitted a Special Event Permit Application for a "Made in New York" holiday market, which is scheduled for 12:00 noon to 6:00 pm on Sunday, December 4, 2022.

A similar event was held last year. This year, the PRBA is requesting permission to add several food trucks and to close the driveway next to the Kitchen Table. Tents set up in that area would not be larger than 10'x10' and would not require inspection.

I respectfully request that the Board approve the application subject to the conditions summarized in the attached materials.

**APPLICATION REVIEW SUMMARY – MADE IN NEW YORK HOLIDAY MARKET**

APPROVAL	DEPARTMENT	CONDITIONS/COMMENTS	TOWN RESOURCES	COSTS
Approved	Police	<ul style="list-style-type: none"> <li>• The applicant should contact the Highway Department to arrange for delivery of barricades (sawhorses) and cones to be used in blocking off the driveway adjacent to the Kitchen Table.</li> </ul>	--	--
Approved	Town Clerk	<ul style="list-style-type: none"> <li>• The applicant is responsible for ensuring that food trucks are properly licensed and inspected and for securing any other applicable permits related to any food or beverages, including alcoholic beverages, served in connection with the event.</li> <li>• The applicant is responsible for obtaining a certificate of insurance naming the town as an additional insured.</li> </ul>	--	--



# SPECIAL EVENT APPLICATION REVIEW

EVENT: Holiday Market 12/4/22 DATE: 10/27/22

I have reviewed the Special Event Permit Application for the event indicated above.

SIGNATURE: [Signature] NAME: Thomas D. Mulcahy

DEPARTMENT:

- POLICE DEPARTMENT
- MAINTENANCE DEPARTMENT
- HIGHWAY DEPARTMENT
- BUILDING DEPARTMENT
- RECREATION DEPARTMENT
- OTHER (PLEASE SPECIFY): \_\_\_\_\_
- FIRE DEPARTMENT
- EMERGENCY SERVICES

APPROVAL/CONDITIONS:

- APPROVED
- DISAPPROVED
- APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Due to scope of event, don't see need for additional officers.  
We will advise officers on patrol that day of the event and  
make routine patrols to Scotts Corners Area. We would  
recommend the use of barricades (saw horses) along with cones  
to close off area by kitchen table. Highway can provide and  
drop off to location prior to event.

FOR TOWN DEPARTMENTS ONLY:

STAFFING NEEDED: _____	STAFFING COST: \$ <u>0</u>
EQUIPMENT NEEDED: _____	EQUIPMENT COST: \$ _____
OTHER COST ITEMS: _____	OTHER COST: \$ _____
	TOTAL COST: \$ <u>0</u>

Please return completed review forms to the Town Clerk (townclerk@townofpoundridge.com).



## SPECIAL EVENT PERMIT APPLICATION

Pursuant to Section 91 of the Town Code, a Special Event Permit is required for any sale, festival, or other special event that is conducted on Town property; that exceeds the building envelopes in the Business District; or that significantly impacts available public parking, vehicular or pedestrian traffic, or access to public roads.

However, please note that events in the Town Park or at Conant Hall consistent with the designated purpose of those facilities require only a Recreation Department activity permit or a rental agreement, respectively.

Special Event Permit applications and supporting materials must be submitted to the Town Clerk a minimum of sixty days before the event. After reviewing the application, the Town Clerk presents it to the Town Board for approval, which may be subject to conditions that must be met before a permit can be issued. A permit must be issued before the start of the event.

Please direct questions to the Town Clerk ([townclerk@townofpoundridge.com](mailto:townclerk@townofpoundridge.com); 914-764-5549).

### INSTRUCTIONS FOR APPLICANTS

1. Complete as much of the **Special Event Permit Application** form as you can. There may be some details that will not be available when you submit your application.
2. Prepare a **Site Plan**. You may choose to include parking and traffic information on the site plan or to provide a separate **Traffic/Parking Plan**.
3. Complete the **Weather Plan**.
4. If your event will include vendors, complete the **Vendor List** form. If you don't have complete information on all vendors, provide the information you do have.
5. Send the application and other documents to departmental and other reviewers, along with the **Special Event Application Review** form. The form lists town departments and others who may need to review your application. If you aren't sure who should review your application, please call or email the Town Clerk. Reviewers can return the completed forms to you or send them directly to the Town Clerk.
6. Submit your application and supporting documents to the Town Clerk.
7. Attend the Town Board meeting when your application is being considered.

8. If the application is approved, you will receive an application approval form that will list any conditions that need to be met before the permit can be issued.
9. If approval is conditional, provide documentations that the conditions have been met in order to receive a permit.

### APPLICANT INFORMATION

The **applicant** is the individual, group, or entity organizing the event. Examples of applicant **type** include nonprofit organization, town board or commission, school club, etc.

Applicant name:	Pound Ridge Business Association
Applicant type:	Organization
Address:	PO Box 268
	Pound Ridge, NY 10576
Mailing address:	
Phone number:	914-703-2536
Email address:	vadiathan@gmail.com

### EVENT INFORMATION

In addition to indicating event **type** (eg, street fair, festival, road race, parade, concert, etc.), please provide a detailed event description. Examples of event **purpose** include fundraising, promoting awareness, providing education, building community spirit, promoting local businesses, etc. **If the event is a fundraiser, the purpose should include information about how the resulting funds will be used.** Identify all locations where event activity will take place, including parking.

Event name:	Holiday Market
Event type:	Sidewalk Market
Description:	Holiday market featuring local businesses/vendors
Purpose:	Holiday celebration and shopping event



Event date:	12/4/22	Alternate date:	
Event start time:	12 pm	Event end time:	6 pm
Setup start time:	11 am	Setup end time:	12 pm
Takedown start:	6 pm	Takedown end:	7 pm
Location(s):	Scotts Corners		
On private property?	<input checked="" type="checkbox"/> Yes (Both)	<input type="checkbox"/> No	
Parking location(s):	Existing businesses' parking in Scotts Corners		
On private property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Road closure(s) requested:	No (only the driveway areas by The Kitchen Table for tents)		
Closure times requested:	11 am-7 pm		
Admission fee?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Parking fee?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

## VENDORS/LICENSES

If the answer to any of the questions below is yes, you must also complete the **Vendor/License Information Form**. If you are unable to complete the form at the time application is submitted, please note that a complete form will be required before the permit can be granted.

Will the event include food and/or beverage vendors?

Yes       No       Number, if any

Will any food or beverages be served without charge in conjunction with the event?

Yes inside businesses       No

Will the event include non-food vendors?



# SPECIAL EVENT APPLICATION REVIEW

EVENT: Holiday Market 12/4/22 DATE: 10/27/22

I have reviewed the Special Event Permit Application for the event indicated above.

SIGNATURE: [Signature] NAME: Thomas D. Mulcahy

DEPARTMENT:

- POLICE DEPARTMENT
- MAINTENANCE DEPARTMENT
- HIGHWAY DEPARTMENT
- BUILDING DEPARTMENT
- RECREATION DEPARTMENT
- OTHER (PLEASE SPECIFY): \_\_\_\_\_
- FIRE DEPARTMENT
- EMERGENCY SERVICES

APPROVAL/CONDITIONS:

- APPROVED
- DISAPPROVED
- APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Due to scope of event, don't see need for additional officers. We will advise officers on patrol that day of the event and make routine patrols to Scotts Corners Area. We would recommend the use of barricades (sawhorses) along with cones to close off area by kitchen table. Highway can provide and drop off to location prior to event.

FOR TOWN DEPARTMENTS ONLY:

STAFFING NEEDED: _____	STAFFING COST: \$ <u>0</u>
EQUIPMENT NEEDED: _____	EQUIPMENT COST: \$ _____
OTHER COST ITEMS: _____	OTHER COST: \$ _____
	TOTAL COST: \$ <u>0</u>

Please return completed review forms to the Town Clerk (townclerk@townofpoundridge.com).

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> 5-10	Number, if any
Will the event include alcoholic beverage vendors?			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Number, if any
Will any alcohol be served without charge in conjunction with the event?			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Will the event include gambling of any kind?			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

## CONTACTS

Primary contact name:	Jonathan Looper		
Cell phone number:	914-703-2536	Email address:	vadiathan@gmail.com
Event day contact name:			
Cell phone number:		Email address:	
Weather contact name:			
Cell phone number:		Email address:	

## LOGISTICS

### CROWD MANAGEMENT

Anticipated attendance:	200		
Describe crowd control plan:	There was a steady flow of people at our similar Made in NY market this year; no crowd issues		
Describe perimeter control plan:	Takes place in/around existing businesses		
Emergency services be present?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Will event be ADA compliant?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

(adopted 04.12.2022)

**VOLUNTEERS**

Indicate number of volunteers:	5 or more if needed
Describe role(s) of volunteers:	Event management

**SANITATION/GARBAGE**

Portable toilets provided?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If so, how many?		
Garbage/recycling bins provided?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Describe garbage/recycling plan:	Existing businesses with own garbage will serve food; only 2-3 external food vendors	

**NEIGHBORHOOD IMPACT/NOTIFICATION**

Will there be noise impacts?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No, only carolers
If so, will there be amplified music?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be light impacts?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have neighbors been notified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**STRUCTURES/SAFETY**

Tents or canopies?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please describe:	Standard 10x10s	
Stage or other structures?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please describe:		
Fireworks or open flame?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please describe:		

**UTILITIES**

Water access needed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please describe:		
Electricity needed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please describe:	For 2-3 food trucks and potential holiday decorations	
WiFi access needed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, indicate number of users:		

**PROMOTION**

Banner permission requested?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If so, indicate location and dates:	Possibly, on Westchester Ave in Scotts Corners Nov. 20	
Other signage?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If so, please describe:	Road signs	

**TOWN RESOURCES**

Town bus needed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If so, please indicate time period:		
Barricades or cones needed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If so, please specify:	Only for driveway area by The Kitchen Table	
Other town-owned property needed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If so, please specify:		

**OUTSIDE RESOURCES**

(adopted 04.12.2022)

Outside bus transportation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
If so, please describe:	<input type="text"/>		
Outside parking assistance?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
If so, please describe:	<input type="text"/>		
Other outside resources?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
If so, please describe:	<input type="text"/>		

### SUPPORTING DOCUMENTS

Please indicate which supporting documents you are providing, including review forms being submitted directly by the reviewers.

				MAPS/PLANS
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>	Event map (may incorporate parking/traffic plan)
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>	Parking/traffic plan (may be separate from event map)
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>	Weather plan
<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Vendor List (and applicable licenses or permits)
				REVIEW FORMS
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Police Department review form
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Highway Department review form
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Maintenance Department review form
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Building Department review form
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Recreation Department review form
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Fire Department review form
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	EMS review form
<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Other review form
				LEGAL DOCUMENTS

(adopted 04.12.2022)

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Insurance certificate(s)
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Indemnity agreement(s)
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Permits/Licenses (other than for vendors)
<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<b>OTHER (specify):</b> _____

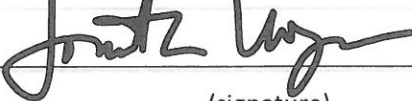
**DEPOSITS/FEES**

Damage deposit paid (indicate amount):	_____		
Waiver requested:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Application fee paid (indicate amount):	_____		
Waiver requested:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

**ENDORSEMENT**

I certify that I have reviewed all application materials and that the information contained therein is, to the best of my knowledge, accurate and truthful.

I understand that Town Board approval of my application does not constitute a permit; that if the application is approved, I must meet any and all conditions specified by the Town Board before a permit can be issued; and furthermore, that under no circumstances may the event take place unless and until a permit has been issued.

		10/7/22
(signature)		(date)
Jonathan Looper		
(printed name)		

# CLAIM

**TOWN OF POUND RIDGE**  
**POUND RIDGE NY 10576**



**PURCHASE ORDER NO.:**

**DATE: 10/24/2022**

**CLAIMANT'S  
 AND  
 ADDRESS**

Lisa Boxer  
 129 Upper Shad Road  
 Pound Ridge, NY 10576

**VENDOR #:**

APPROPRIATION	AMOUNT	VOUCHER #
T32.3720	\$2,497.00	
<b>TOTAL</b>	<b>\$2,497.00</b>	

DATES	DESCRIPTION OF MATERIALS OR SERVICES	QUANTITY	UNIT PRICE	AMOUNT
10/24/2022	Return of unused Planning Board Escrow	1	\$2,497.00	\$2,497.00
	for Boxer- 129 Upper Shad Road			\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
			<b>TOTAL</b>	<b>\$2,497.00</b>

### CLAIMANT'S CERTIFICATION

I, \_\_\_\_\_, certify that the above account in the amount of \$2,497.00 is true and correct; that the items, services, and disbursements charged were rendered to or for the town on the dates stated; that no part has been paid or satisfied; that taxes, from which the municipality is exempt, are not included; and that the amount claimed is actually due.

\_\_\_\_\_ date      *per email* signature      \_\_\_\_\_ title

### SPACE BELOW FOR TOWN USE

**DEPARTMENT APPROVAL**

The above services or materials were rendered or furnished to the town on the dates stated and the charges are correct.

*10/24/22* date      *Christina G. Davis* authorized official  
*RB Admin*

**APPROVAL FOR PAYMENT**

This claim is approved and ordered paid from the appropriations indicated above.

\_\_\_\_\_  
 \_\_\_\_\_



Date	Beginning Balance	Deposits Added	Payments Out	Ending Balance	Vendor	Comments	Invoice #	W&C	FPC
9/9/2021		4000.00		4000.00		Boxer check #332			
11/5/2021	4000.00		987.00	3013.00	P&D		217926-1		
11/23/2021	3013.00		516.00	2497.00	P&D	October	217926-2		
10/17/2022	2497.00		2497.00	0.00		Request for refund from Boxer, Town Board	11/1/22		

4000.00      4000.00      **0.00**

#3720 Boxer 129 Upper Shad Road

## Christeen Dur

---

**From:** Christeen Dur  
**Sent:** Monday, October 17, 2022 2:29 PM  
**To:** 'Lisa Boxer'  
**Subject:** RE: 129 Upper Shad escrow

*yes per Lisa Boxer*

My pleasure. Mail to 129 Upper Shad correct?

**From:** Lisa Boxer <boxer914@gmail.com>  
**Sent:** Monday, October 17, 2022 2:25 PM  
**To:** Christeen Dur <cdur@townofpoundridge.com>  
**Subject:** Re: 129 Upper Shad escrow

Thank you Christeen!  
Lisa

On Mon, Oct 17, 2022 at 11:43 AM Christeen Dur <[cdur@townofpoundridge.com](mailto:cdur@townofpoundridge.com)> wrote:

Hi Lisa

Yes! I will submit your escrow refund request for the next Town Board meeting for November 1 and submit it to finance as well. \$2,497 is your balance. Summary and support attached.

Please confirm that you would like the check mailed to 128 Upper Shad.

Thank you. Christeen

Christeen CB Dür  
Grants Coordinator & Administrator  
Planning Board & Water Control Commission  
Town of Pound Ridge  
179 Westchester Ave., Pound Ridge, NY 10576  
Tel: 914.764.3982 Fax: 914.764.0102  
[townofpoundridge.com](http://townofpoundridge.com)

-----Original Message-----

**From:** Lisa Boxer <[boxer914@gmail.com](mailto:boxer914@gmail.com)>  
**Sent:** Friday, October 14, 2022 4:58 PM  
**To:** Christeen Dur <[cdur@townofpoundridge.com](mailto:cdur@townofpoundridge.com)>  
**Subject:** 129 Upper Shad escrow

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Christeen,

Hope you're doing well.

Our renovation is complete at 129 Upper Shad Road and we have our Certificates of Occupancy.

Is there a refund due to us from our escrow?

Thanks.

Have a nice weekend,

Lisa Boxer

Sent from my iPhone



Date	Beginning Balance	Deposits Added	Payments Out	Ending Balance	Vendor	Comments	Invoice #	W&C	FPC
1/13/2022	0.00	1500.00		1500.00		Gunks check #101569			
2/28/2022	1500.00		800.00	700.00	P&D		227904-1		
4/29/2022	700.00		1002.50	302.50	P&D	March	227904-2		
5/6/2022	302.50	302.50		0.00		M& T Disbursement ck# unreadable			
6/2/2022	0.00	4000.00		4000.00		Gunks Holding Group ck # 102003			
6/3/2022	4000.00		412.50	3587.50	P&D	April	227904-3		
8/9/2022	3587.50		792.50	2795.00	P&D	June	227904-4		
10/11/2022	2795.00		2795.00	0.00		request for refund from Gunks rep, Town Board 11/1/22			

5802.50      5802.50      **0.00**

#3732 Gunks Holding - 66 Westchester

## Christeen Dur

---

**From:** Christeen Dur  
**Sent:** Tuesday, October 11, 2022 1:55 PM  
**To:** 'mikebonforte@gmail.com'  
**Subject:** RE: Revised Site Plan Application from GUNKS Holding Corp - 66 Westchester Ave Pound Ridge NY 10576  
**Attachments:** Gunks Holding - #3732 66 Westchester Ave.xls; Pound Ridge PB Gunks Holding Corp 229704-1--VS.pdf; Pound Ridge PB Gunks Holding Corp. 227904-2 VS.pdf; Pound Ridge PB Gunks Holding Corp. 227904-3--VS.pdf; Pound Ridge PB Gunks Holding Corp. 227904-4--VS.pdf  
**Importance:** High

Hi Mike

Thanks for letting me know. Summary spreadsheet and support are attached. I will submit the escrow refund of \$2,795 to finance for Town Board approval on November 1. A hard check will be mailed to Scott per your request.

Thank you. Christeen

---

**From:** mikebonforte@gmail.com <mikebonforte@gmail.com>  
**Sent:** Tuesday, October 11, 2022 10:22 AM  
**To:** Christeen Dur <cdur@townofpoundridge.com>  
**Subject:** RE: Revised Site Plan Application from GUNKS Holding Corp - 66 Westchester Ave Pound Ridge NY 10576

Christen,

Please arrange to return this applicant's unused retainage along with a statement of usage. Thank you.

The company has decided to withdraw their plans to pursue any re-development of this site.

If the Town cuts a hard-copy check, please send to:

Scott Parker  
CPD Energy  
536 Main Street  
New Paltz, NY 12561

Regards,

Mike Bonforte  
914.217.8804

---

**From:** Christeen Dur <[cdur@townofpoundridge.com](mailto:cdur@townofpoundridge.com)>  
**Sent:** Friday, June 10, 2022 10:49 AM



Date	Beginning Balance	Deposits Added	Payments Out	Ending Balance	Vendor	Comments	Invoice #	W&C	FPC
8/12/2021		4000.00		4000.00		Creed Check #278			
10/10/2021	4000.00		1167.00	2833.00	P&D	August	217924-1		
6/3/2022	2833.00		1255.00	1578.00	P&D	April	217924-2		
10/11/2022	1578.00		1578.00	0.00		Refund requested by Alex Creed, Town Board 11/1/22			

4000.00      4000.00      **0.00**

#3718- Creed- 246 Honey Hollow Road



## Christeen Dur

---

**From:** Alex Wallace <alex.wallace2@icloud.com>  
**Sent:** Tuesday, October 11, 2022 12:47 PM  
**To:** Christeen Dur  
**Cc:** Kenny Creed  
**Subject:** Re: Escrow

Thank you!

If you don't mind, please send the check to:

Alex and Kenny Creed  
10 East End Avenue, 4D  
NY, NY 10075

> On Oct 11, 2022, at 12:19 PM, Christeen Dur <cdur@townofpoundridge.com> wrote:

>

> Hi Alex

>

> I am submitting your escrow refund \$1,578 to finance today. It will be officially approved November 1 at the Town Board meeting. A check will be mailed that week. Summary and support attached.

>

> Do you want it mailed to you at 246 Honey Hollow?

>

> Thank you. Christeen

>

>

>

> -----Original Message-----

> From: Alex Wallace <alex.wallace2@icloud.com>

> Sent: Thursday, October 6, 2022 9:23 PM

> To: Christeen Dur <cdur@townofpoundridge.com>

> Cc: Kenny Creed <kcreed1@mac.com>

> Subject: Escrow

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

> Christeen,

> Hi. Just checking on how much money we still have in escrow with the town. Last time we checked it was 2.7k but that was awhile ago and surely there is less now.

> Thank you!

> Alex and Kenny Creed

> 246 Honey Hollow Road

# CLAIM

**TOWN OF POUND RIDGE**  
**POUND RIDGE NY 10576**



**PURCHASE ORDER NO.:**

**DATE: 10/25/2022**

**CLAIMANT'S  
 NAME  
 AND  
 ADDRESS**

Salim Ladah  
 37 Indian Hill Road  
 Pound Ridge, NY 10576  
 cell: 914.374.2647  
 Mr. Ladah would like to pick up his check  
 pls give check to Christeen to call him

**VENDOR #:** 999999

APPROPRIATION	AMOUNT	VOUCHER #
	\$2,000.00	
<b>TOTAL</b>	<b>\$2,000.00</b>	

DATES	DESCRIPTION OF MATERIALS OR SERVICES	QUANTITY	UNIT PRICE	AMOUNT
10/25/2022	Release of Bond #2021-28	1	\$2,000.00	\$2,000.00
	\$2,000 held by the Town for the WCC			\$0.00
	for property located at 37 Indian Hill Road			\$0.00
				\$0.00
	Conditions of wetlands permit have been completed and			\$0.00
	the inspection of the project was satisfactory.			\$0.00
				\$0.00
				\$0.00
				\$0.00
			<b>TOTAL</b>	<b>\$2,000.00</b>

### CLAIMANT'S CERTIFICATION

I, \_\_\_\_\_, certify that the above account in the amount of \$2,000.00 is true and correct; that the items, services, and disbursements charged were rendered to or for the town on the dates stated; that no part has been paid or satisfied; that taxes, from which the municipality is exempt, are not included; and that the amount claimed is actually due.

\_\_\_\_\_
*per letter*
\_\_\_\_\_  
 date signature title

### SPACE BELOW FOR TOWN USE

**DEPARTMENT APPROVAL**  
 The above services or materials were rendered or furnished to the town on the dates stated and the charges are correct.

10/25/22 *Christeen CB Din*  
 date authorized official

*WCC Admin*

**APPROVAL FOR PAYMENT**  
 This claim is approved and ordered paid from the appropriations indicated above.

\_\_\_\_\_  
 \_\_\_\_\_



October 4, 2022

To: Jim Perry, Building Inspector, Pound Ridge Building Department

From: Louis C. Fusco, RLA

RE: Ladah Residence – 37 Indian Hill Rd. - Block 9820-Lot 133

**Wetland and Stormwater Permit: Certification of Compliance**

Per the wetlands permit approved for 37 Indian Hill rd, our office has been onsite to review the approved and completed work.

The proposed improvements have been completed in accordance with the approved plans and/or with in the same overall intent/purpose. All masonry work has been completed and dry-wells installed along with proposed splash pad gravel band below wall. All proposed wetland mitigation plantings have been installed and disturbed slopes have been stabilized. New planting beds with mulch are established in all disturbed areas.

After our review of the completed work, we feel the site is fully stabilized with all worked completed per the approved plans.

Respectfully submitted,  
Louis C. Fusco, PLA

*10/11 ok per Jim  
Bond # 2021-28  
\$2,000.-  
WCC 10/12  
Town Board 11/1*

Salim Ladah

*cell 914-374-2647  
payable to Sam  
Sam will pick up check*

## **Memorandum**

To: Pound Ridge Town Board  
From: Matt Polinsky and Rich Wetchler  
Subject: Dog Park  
Date: October 28, 2022

On behalf of the Friends of Pound Ridge and Pound Ridge Recreation Commission, we are requesting to be added to the agenda for the November 1, 2022, Town Board meeting to discuss a Dog Park in Pound Ridge.

Backup material will be provided.

Thank you.

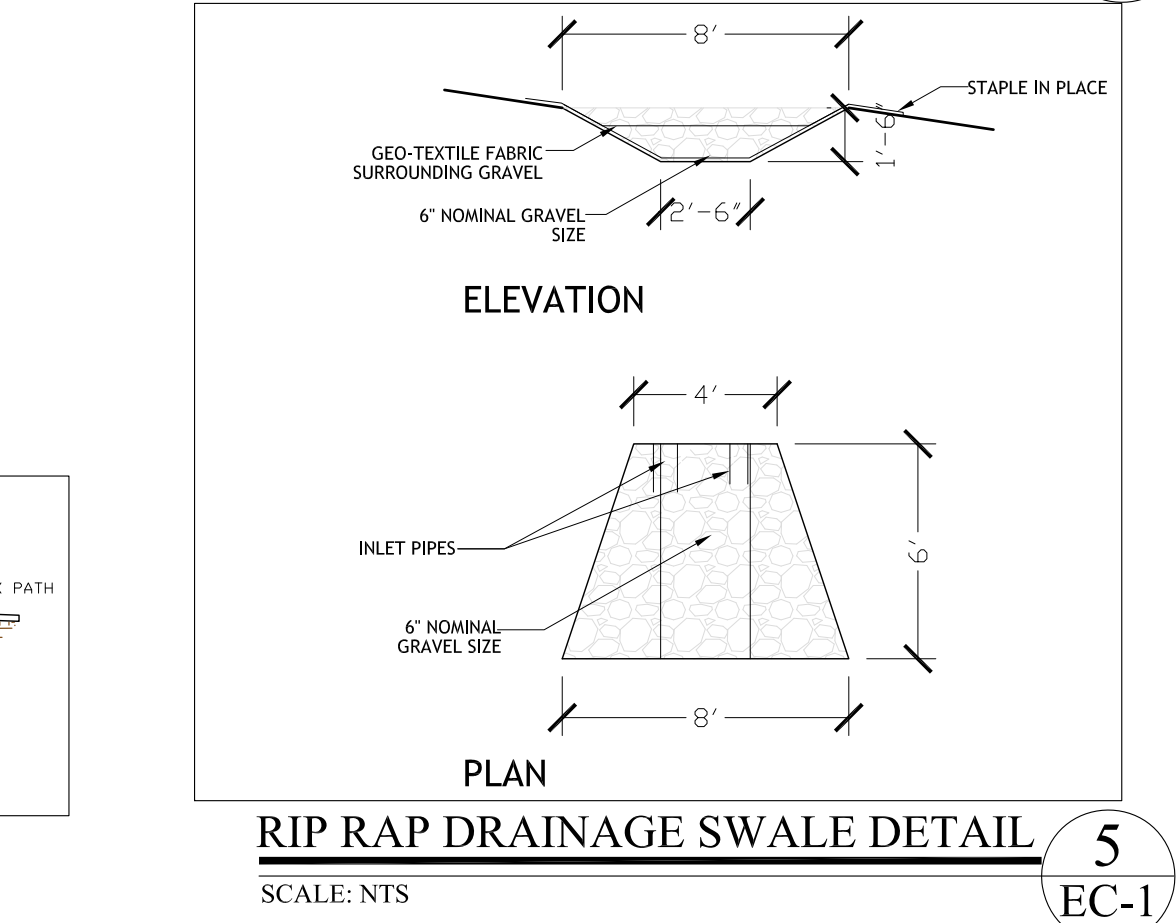
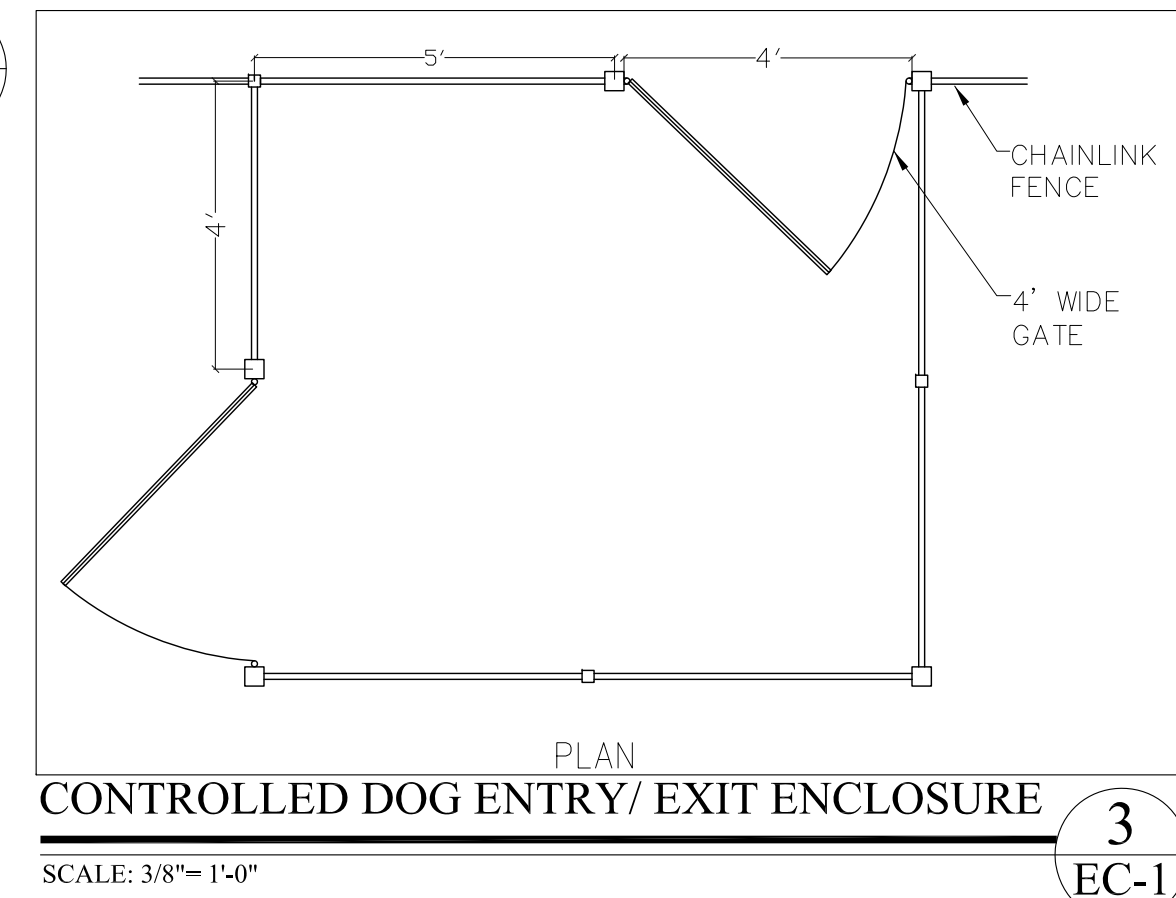
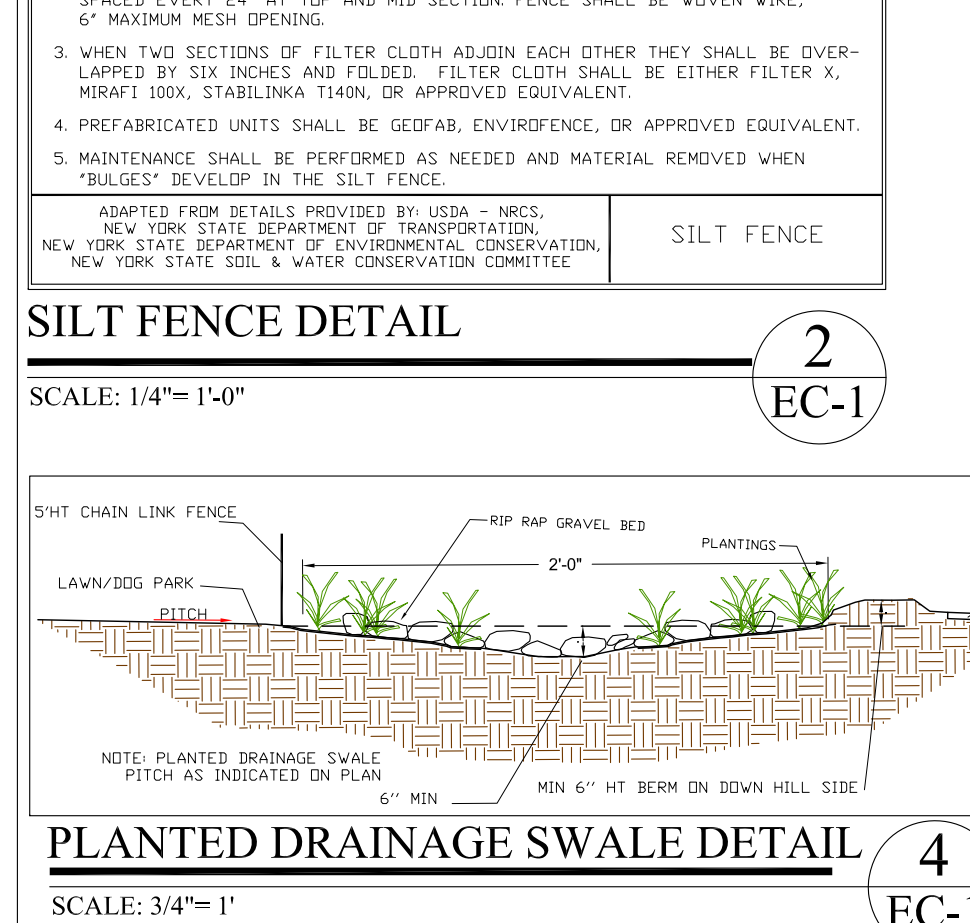
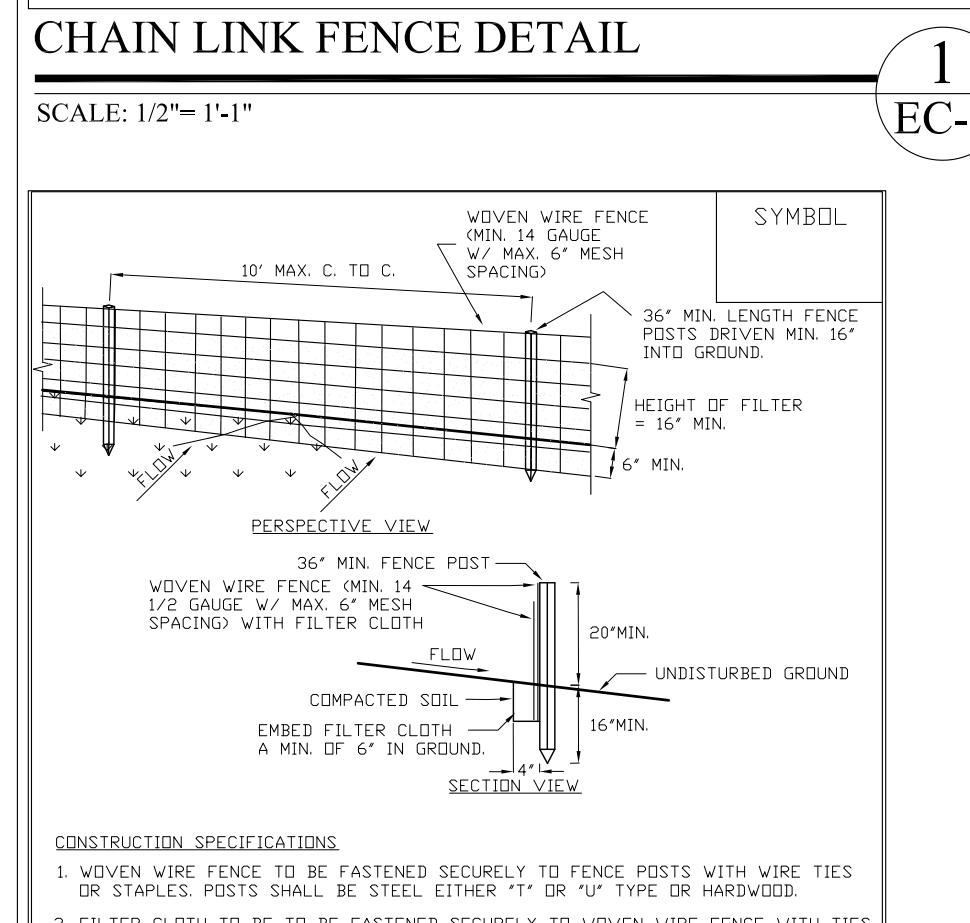
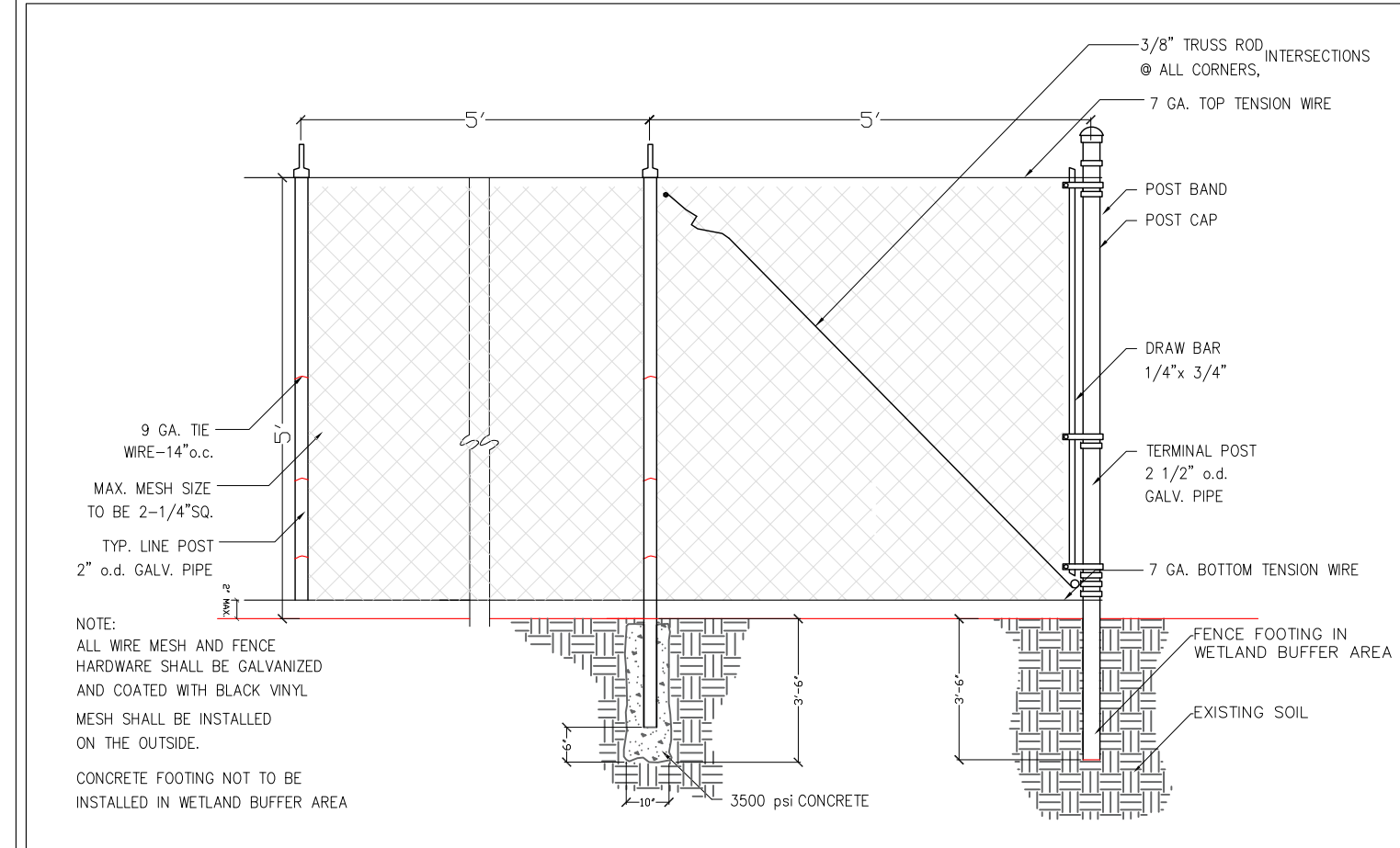
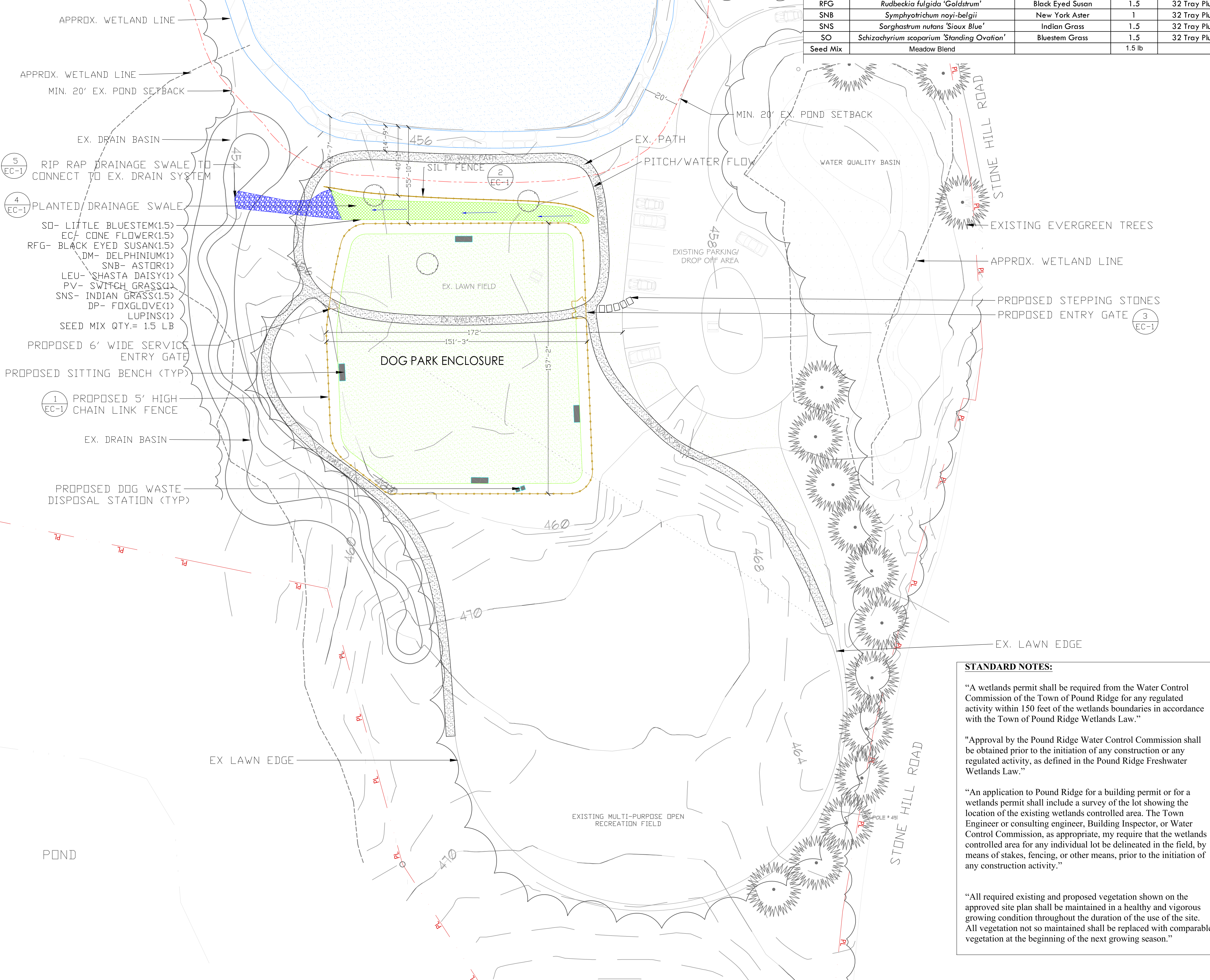
SACHS PARK

EX. POND

Symbol	Latin Name	Common Name	Quantity	Size
<b>PERENNIALS AND GRASSES</b>				
DM	<i>Delphinium</i>	Delphinium	1	32 Tray Plugs
DP	<i>Digitalis purpurea</i>	Fox Glove	1	32 Tray Plugs
EC	<i>Echinacea purpurea</i>	Purple Coneflower	1.5	32 Tray Plugs
LEU	<i>Lecanthemum x superbum</i>	Shasta Daisy	1	32 Tray Plugs
LU	<i>Lupinus perennis</i>	Blue Lupine	1	32 Tray Plugs
PV	<i>Panicum virgatum</i>	Switchgrass	1	32 Tray Plugs
RFG	<i>Rudbeckia fulgida 'Goldstrum'</i>	Black Eyed Susan	1.5	32 Tray Plugs
SNB	<i>Symphoricarum noyi-belgii</i>	New York Aster	1	32 Tray Plugs
SNS	<i>Sorghastrum nutans 'Sioux Blue'</i>	Indian Grass	1.5	32 Tray Plugs
SO	<i>Schizachyrium scoparium 'Standing Ovation'</i>	Bluestem Grass	1.5	32 Tray Plugs
Seed Mix	Meadow Blend		1.5 lb	

SEDIMENTATION AND EROSION CONTROL NOTES:

- Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. (See Details)
- The locations and the installation times of the sediment capturing standards shall be as ordered by the Engineer, and in accordance with the standards set forth in this manual.
- Timely maintenance of sediment control structures is the responsibility of the Contractor. All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
- All topsoil not to be used for final grading shall be removed from the site immediately and placed in a stabilized stockpile or fill area. All topsoil required for final grading and stored on site shall be limed, fertilized, temporarily seeded and mulched within 14 days. All steep slopes must receive temporary stabilization within 24 hours of disturbance and must receive final stabilization within 7 days of completion of final grading.
- All steep slope disturbance must occur outside of winter freeze and thaw periods (December 15 - April 15) as defined by town codes.
- Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall receive temporary/permanent stabilization. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall be limed and fertilized prior to temporary.
- All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- The Contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
- Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
- All sediment and erosion control measures shall be installed in accordance with current edition of "NYSDEC New York Standards & Specifications for Erosion & Sediment Control", latest edition.
- All existing driveway or patio area that will be removed are to be restored As per chapter 5 of "NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL".



**STANDARD NOTES:**

"A wetlands permit shall be required from the Water Control Commission of the Town of Pound Ridge for any regulated activity within 150 feet of the wetlands boundaries in accordance with the Town of Pound Ridge Wetlands Law."

"Approval by the Pound Ridge Water Control Commission shall be obtained prior to the initiation of any construction or any regulated activity, as defined in the Pound Ridge Freshwater Wetlands Law."

"An application to Pound Ridge for a building permit or for a wetlands permit shall include a survey of the lot showing the location of the existing wetlands controlled area. The Town Engineer or consulting engineer, Building Inspector, or Water Control Commission, as appropriate, may require that the wetlands controlled area for any individual lot be delineated in the field, by means of stakes, fencing, or other means, prior to the initiation of any construction activity."

"All required existing and proposed vegetation shown on the approved site plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the use of the site. All vegetation not so maintained shall be replaced with comparable vegetation at the beginning of the next growing season."

- LEGEND:**
- EXISTING TREE
  - NEW TREES
  - WETLAND MITIGATION/ PLANTED DRAINAGE SWALE
  - PROPERTY LINE
  - EX. SILT FENCE
  - PROPOSED FENCE
  - EX. LAWN EDGE
  - EX. WALKING PATH

- REMEDIATION AND CONSTRUCTION SEQUENCE**
1. PROVIDE SILTATION FENCING AROUND ALL PROPOSED DISTURBANCE AREAS AS INDICATED ON PLANS
  2. INSTALL NEW FENCE AND STEPPING STONES PATH AS INDICATED ON PLANS.
  3. INSTALL NEW PROPOSED PLANTINGS AS SPECIFIED AND INDICATED ON PLANS. PLANTING BED TO RECEIVE A 1 TIME APPLICATION OF 2" ORGANIC MULCH.
  4. CLEAN, RAKE AND SEED ALL DISTURBED AREAS.

1. SURVEY AND UTILITY INFORMATION FROM PLAN ENTITLED "SURVEY PREPARED FOR TOWN OF POUND RIDGE SITUATED IN THE TOWN OF POUND RIDGE WESTCHESTER COUNTY, NEW YORK", BY THE OFFICE OF RWK LAND SURVEYING NEW CANAAN, CT DATED FEBRUARY 25, 2005.
2. TOPOGRAPHIC SURVEY INFORMATION FROM PLANS ENTITLED "TOPOGRAPHICAL SURVEY PREPARED FOR TOWN OF POUND RIDGE SITUATED IN THE TOWN OF POUND RIDGE WESTCHESTER COUNTY, NEW YORK, BY THE OFFICE OF RWK LAND SURVEYING NEW CANAAN, CT DATED FEBRUARY 25, 2005.
3. OWNER: TOWN OF POUND RIDGE 179 WESTCHESTER AVENUE POUND RIDGE, NY 10576.
4. TOTAL SITE AREA: 19.0822 ACRES (831,220.632 SF).
5. TAX LOT: BLOCK 10047, SHEET 197.
6. ZONE: R-3A.

**Louis Fusco**  
landscape architects  
focus • form • function

26 Woodland Road  
Pound Ridge, NY 10576  
914 764 9123  
louisfusco.com

**POUND RIDGE DOG PARK**  
STONE HILL ROAD  
POUND RIDGE, NY

DATE: 2020-10-21 SCALE: 1" = 30'-0"

SITE PLAN

WETLAND MITIGATION PLAN

REVISED: 06-15-2022  
07-18-2022  
09-08-2022

Drawing number EC-1