

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, September 14, 2022**

Attendees:

Board Members:	Bill Bedford, Chair Peter Marchetti Betsey Miller Phil Sears Peter Senatore
Advisors:	John Loveless, Counsel Jim Perry, Building Inspector
Conservation Board Liaison:	Andrew Karpowich
Administrator:	Christeen CB Dür

The meeting began at 7pm and it was noted that it was being recorded. Mr. Bill Bedford introduced the Board Members and explained the process of the meeting. Each applicant presents their application and plans. The Board Members will ask questions and anyone attending the meeting is welcome to ask questions as well.

New Business:

Christopher Ytuarte

122 Old Stone Hill Road, Block 10047, Lot 33.2

Application to remove existing wooden deck and replace it with natural stone and pavers while maintaining existing footprint and heights.

Zoning District: R-3A, Acres: 3.031

Mr. Christopher Ytuarte, owner, asked for feedback regarding his application to replace their existing deck. Mr. Bedford said the Commission needs a detailed site plan in order to provide such feedback. Ms. Miller explained that there should be a larger buffer between the deck and the wetlands. She asked the applicant to consider pulling the deck back from the pond since it is being replaced and not to use wood chips. Mr. Ytuarte said he will ask Mr. Mark Miller to prepare a detailed site plan for the next meeting.

Kevin Gan, Founder & Director, Oberon Foundation

314 Stone Hill Road, Block 9816, Lot 74

Application to build a 1,200 sq. foot accessory structure for at least 1 artist at a time for 3 to 4 months or longer depending on the artists' needs. The Property and Art Studio will be used strictly by the residents involved in the Artists in Residency Program.

Zoning District: R-3A, Acres: 4.452

Ms. Dominique Albano, attorney, introduced Ms. Dimitra Tsachrelia, architect and Mr. Peter Gregory, engineer to review the plans for the accessory structure. She noted that the property is a private residence owned by the Oberon Foundation. Ms. Tsachrelia, reviewed the floor plan for the accessory structure and the goal to provide a creative, clean space for contemplation for artists. She noted that they are working on obtaining a green certification for the proposed building. Ms. Tsachrelia confirmed the building will not have a bathroom or kitchen, and no regrading is needed. Mr. Gregory said they are still reviewing the plans to see if they need to update the septic and they are still looking to locate the new well. Ms. Tsachrelia said the Oberon Foundation is still developing their artist residency program but they expect it will be a seasonal residency program for 1-2 artists at a time with possible mentorship component. Mr. Perry said he has been contacted by concerned neighbors who would like more information about how the property will be used and if it will be open to the public. He noted that the long driveway is an easement and reviewed the property lines. Ms. Tsachrelia said

that the possibility of public gatherings and a timeline are still to be determined. Ms. Miller noted that at the site walk they had 2 cars in the driveway and 1 had to back out due to the lack of space to turn around so multiple cars would be challenging and there is a stormwater concern. Mr. Perry noted that he is familiar with the property that does have a history of flooding so he is concerned as well. He also said emergency 911 signs need to be posted at the property as soon as possible.

Ms. Janine Waclawski, a neighbor at 20 Buck Hill Lane expressed her concerns that the accessory structure would have a direct negative impact on the wetlands based on the activity described. She referred to the Town Code and questioned if the property can be used for an artist's residency program. Ms. Waclawski asked why can't they position the building away from the wetlands. Ms. Tsachrelia noted that the artists in residence would not be charged for use of the property. Mr. Perry pointed out that an owner has to live on site if they are renting out an accessory apartment but the owner can also rent out the entire property. As of now the applicant is not proposing a plan for an accessory apartment. Mr. Bedford said the Commission understands the concerns of Ms. Waclawski but the Commission's jurisdiction is only about the wetlands.

Ms. Michele Gage, a neighbor at 310 Stone Hill Road, expressed her concerns about the location of the studio, the driveway noise based on the activity described, traffic concerns as well as asked about type of artwork-sculptures and power tools. Ms. Gage asked who is responsible as the Foundation list on the tax roll is different than what was listed in the application. She pointed out that the entire corridor is wetlands not just specific areas. Ms. Tsachrelia explained that the Oberon Foundation is the owner and is responsible. Ms. Albano explained Stone Hill Foundation for the Arts changed its name in March 2022 to Oberon Foundation. Ms. Tsachrelia said they are going above and beyond to follow the Town Code and to obtain a green certification. The artists will not be using noisy power tools. She went on to explain that artists will be at the property respecting the surrounding environment seeking artistic inspiration and for civilized conversation- a space to respect nature and art. Mr. Bedford acknowledged all concerns expressed and again noted that the Commission only has jurisdiction over the wetlands.

Mr. John Loveless said he will look into the easement on the property and if the application needs to go to the Planning Board. Mr. Perry said the applicant should continue to work with the WCDOH regarding the septic.

Other Business:

Friends of Pound Ridge

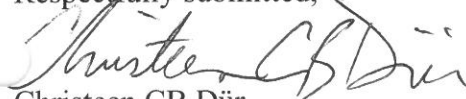
Matt Polinsky and Rich Wetchler: Dog Park at Sachs Park Updated Plans

Mr. Polinsky and Mr. Wetchler reviewed the updated site plan with setbacks for the dog park and ask the Commission for their advice to move forward. Mr. Bedford said they need to determine how the park will be maintained and how the waste disposal will be managed and both need to be described on the plan in order for the plan to be approved. Ms. Dür noted that this application has to go before the Town Board. The Town Board will decide if they want to receive this plan for a dog park as a gift and then take on the maintenance of the park. Mr. Perry pointed out that the applicant will have to come back to the Water Control Commission for a wetlands permit if the Town Board decides to move forward with the dog park.

Minutes Approval:

The adoption of Minutes from the August 17, 2022 meeting will be at the next meeting on October 12. Mr. Bedford adjourned the meeting at 8:29pm.

Respectfully submitted,


Christeen CB Dür