

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, June 12, 2024**

Attendees:

Board Members: Bill Bedford, Chair
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 7pm. Mr. Bedford introduced the Board Members. 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:

**Kathy Petreski
41 Pheasant Road
Block 9031, Lot 123**

Application to renovate a kitchen and a bathroom with a 5' x 25' addition.

Zoning District: R-2A, Acres: 2.142

Application was approved in May 2023. The applicant is asking for a one-year extension on their approval. The request letter states there have been no changes to the approved site plan.

Mr. Bedford said that on their site walk they noticed a lawn up against the pond. He explained that the approval was based on establishing a buffer and limit of lawn to prevent runoff into the pond. Ms. Kathy Petreski said she does not want to block her view of the pond and is not intentionally creating additional runoff into the pond. Mr. Bedford said the Commission tries to improve conditions around the ponds of Pound Ridge as good practice. He asked that a 10' no mow area be added to the site plan and a note be added about any planting. Ms. Miller suggested no mow grasses that will not impact the view of the pond. Ms. Petreski said she will return with the added note and no mow area on her site plan.

**Greensky Real Estate, LLC
76 Cross Pond Road, Block 10263, Lot 43**

Application for interior renovations, updating a deck and landscaping.

Zoning District: R-2A, Acres: 3.449

The applicant did not attend the meeting.

**Justin Schlacks
160 Barnegat Road, Block 9456, Lot 37**

Application to add a chimney, a covered porch and patio with a hot tub off of the north side of the existing home.

Zoning District: R-2A, Acres: 2.011

Other Boards: Zoning Board

Mr. Richard Vail, architect, reviewed the proposed sequence of work and wetlands line. He explained the fireplace will have a full foundation, and they will demolish the roof over the kitchen. Mr. Vail reviewed the locations of the dumpster, materials stockpile, septic area and well. Ms. Miller said they need a note on the site plan that the excavation will be done by hand. Mr. Bedford said the limit of lawn with dimensions needs to be on the site plan. Mr. Vail agreed and said he will also add a note that the south side of the driveway will remain natural.

Ms. Miller made a motion to approve the application with the additional notes discussed with a \$4,000 bond, Mr. Marchetti seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Justin Schlacks, 160 Barnegat Road, to add a chimney, a covered porch and patio with a hot tub off of the north side of the existing home, 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 \$4,000 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.

Nicholas Goldberg

26 Laurel Road, Block 9822, Lot 16

Application to remove brush (thorns, vines) and 11 dead trees.

Zoning District: R-2A, Acres: 3.32

Mr. Graham Goldberg on behalf of Nicholas Goldberg explained that they did not realize they needed a permit to remove brush and the dead trees on the property. He said he had no plans to plant anything. Mr. Bedford said they should plant something to prevent erosion and submit a site plan. Ms. Tepper said the Conversation Board or a local nursery can provide suggestions for appropriate plantings. Mr. Perry confirmed they did not disturb the soil or use an excavator but any plantings do need to be noted on a site plan. Mr. Goldberg agreed to submit a site plan with planting information.

Mr. Bedford made a motion to approve the application and that a submitted site plan rectifies the situation, no bond required, Ms. Tepper seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Nicholas Goldberg, 26 Laurel Road, to remove brush and 11 dead trees, 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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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, no bond is required.

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.

Pound Ridge Tennis Club

2 Major Lockwood Lane, Block 9816, Lot 100

Application to build 4 new pickleball courts, 1 new paddleball court & deck, expand the parking lots, & build an addition to their existing clubhouse.

Zoning District: R-2A, Acres: 6.97

Other Boards: Planning Board, Zoning Board

Mr. Chris Hayes recused himself from this application. Ms. Dawn McKenzie, engineer, reviewed the updates since the last Planning Board meeting. She reviewed the land banked parking and retaining walls. Ms. McKenzie said the Planning Board has asked for a guard rail so they have added a wood guard rail and would like relief from a curb. Ms. Miller noted that the guard rail will not prevent runoff so a curb is still needed. Ms. McKenzie said a gravel filter strip will prevent runoff and they will leave the curb. Ms. McKenzie said the WCDOH does not have an issue with the existing conditions but has an issue with the oil /water separator so she asked if that can be eliminated and replace it with a gravel strip separator. The Commission said they can remove the separator from the plan. Mr. Perry noted that the curb would protect the gravel swale. Ms. McKenzie reviewed the building plans for the renovation and addition to the clubhouse and deck. She said they will have a covered porch with new piers that is dug by machine. She reviewed the locations of the dumpster, material storage, propane tanks, rain garden and limit of disturbance with a robust silt fence. Mr. Hayes noted the sequence of work will depend on when the application is approved due to use in the different seasons. Ms. McKenzie agreed to come back after the Planning Board approval.

New Business:

Lori and Mark Sandler

15 South Bedford Road, Block 9452, Lot 15

Application to build a mud room addition and open porch at the back of the house, renovate sunroom into family room.

Zoning District: R-3A, Acres: 1.176

Mr. Pete Marchetti recused himself from this application. Mr. Mark Sandler reviewed the proposed work for their home. Ms. Miller discussed the site walk and noted the constructions details. Mr. Sandler confirmed that it will be a hand dug foundation.

Mr. Bedford made a motion to approve the application with a \$3,000 bond, Ms. Miller seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Lori and Mark Sandler, 15 South Bedford Road, to build a mud room addition and open porch at the back of the house and renovate the sunroom into a family room, which is within the 150' wetland regulated area, is approved.

The application is further subject to the following conditions:

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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 \$3,000 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.

**Cicero Trust, Frank & Marsha Cicero
30 Knapp Road, Block 10263, Lot 11.2**

Application to replace existing patio, deck and retaining walls.
Zoning District: R-3A, Acres: 3.002

Mr. Bill O'Neill, architect, reviewed the proposed work and the existing conditions. Mr. Bedford said construction and foundation details are needed. He noted they also need to add the dumpster and stockpile locations to the site plan. Mr. O'Neill reviewed the wetland line and septic area. He said he will provide the additional information for the next meeting and asked if they can begin their demolition of the existing patio, deck and retaining walls. Mr. Bedford and Mr. Perry said he can begin the demolition before he comes back to the next meeting. Mr. Bedford said no bond is needed for the demolition.

**Charles Eldred & Sara Sprung
112 Trinity Pass Road, Block 9820, Lot 13**

Application to build a new open wood-framed front porch on an existing and new stone foundation; new wood-framed screened in porch in the back, bury existing utility line from pole to house, re-shingle, re-siding, new windows and interior renovations.
Zoning District: R-3A, Acres: 5.32

Mr. Charles Eldred, owner, reviewed the proposed work. He reviewed the wetland line, septic area, dumpster location and concrete slab areas. The Commission did not have any questions.

Mr. Bedford made a motion to approve the application with a bond of \$3,000, Ms. Miller seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Charles Eldred and Sara Sprung, 112 Trinity Pass Road, to build a new open wood-framed front porch and new stone foundation; new wood-framed screened in porch in the back, bury existing utility line from pole to house, re-shingle, re-siding, new windows and interior renovations, which is within the 150' wetland regulated area, is approved.

The application is further subject to the following conditions:

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Patrick Fleming

28 Upper Shad Road, Block 9320, Lot 112

Application to expand the deck, install a hot tub, bluestone walkway, stone patio with gas fired firepit, planting and mulch paths.

Zoning District: R-2A, Acres: 2.014

Mr. Glenn Ticehurst, landscape architect, reviewed the recently built home with a conservation easement. He reviewed the wetland line and no mow area. He reviewed the proposed work that would have monument markers along the lawn. Mr. Ticehurst said it will be a free-standing hot tub with an electric heater. He said they will have a self-contained gas firepit- the tank is within the structure and confirmed all items will be outside of the DEC wetland area. Mr. Bedford noted that this home was just approved and it was moved away from the wetland but now they already want to add to it. Mr. Ticehurst explained they will stay away from the wetlands and the no mow area.

Ms. Miller made a motion to approve the application with a bond of \$2,000, Mr. Hayes seconded the motion. All members voted in favor of the application. The application is approved.

Be it hereby resolved that the application by Patrick Fleming, 28 Upper Shad Road, to expand the deck, install a hot tub, bluestone walkway, stone patio with gas fired firepit, planting and mulch paths, which is within the 150' wetland regulated area, is approved.

The application is further subject to the following conditions:

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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.

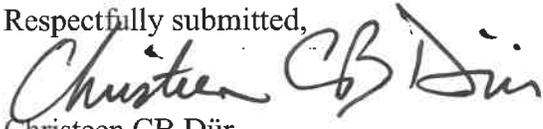
Minutes Approval:

Adoption of Minutes from May 8, 2024

Ms. Miller made a motion to approve the Minutes from the May 8, 2024 meeting, Mr. Marchetti seconded the motion. All members voted to approve the Minutes as distributed, the Minutes are approved.

Mr. Bedford adjourned the meeting at 9:05pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Christeen CB Dür". The signature is written in a cursive style with a large, stylized "C" at the beginning.

Christeen CB Dür