

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, July 10, 2024**

Attendees:

Board Members: Bill Bedford, Chair
Chris Hayes
Pete Marchetti

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. Ms. Deborah Tepper and Ms. Betsey Miller were not able to attend. 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.

Mr. Bedford noted that Mr. Peter Senatore passed away earlier this week. He was a long-time, important member of the Water Control Commission. On behalf of the Commission and Town, Mr. Bedford said he appreciated all of Peter's time, dedication and expertise. He expressed his condolences to his wife Marian and his family and noted that he will be greatly missed by all.

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. 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.

Ms. Kathy Petreski, applicant, reviewed the limit of lawn, a 10' no mow area and a note about planting meadow grass on her site plan. Mr. Bedford noted no changes have been made to the proposed work since the approval.

Mr. Bedford made a motion to extend the approval one-year from today, July 10, 2024 with the added notes, and same \$2,000 bond, Mr. Marchetti seconded the motion. All board members voted in favor. The one-year extension is approved.

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

Application to replace existing patio, deck and retaining walls and add a screened in porch.

Zoning District: R-3A, Acres: 3.002

Mr. William O'Neill, architect, asked for a list of conditions to do in order to get an approval and asked if Mr. Perry can approve the construction details. Mr. Perry said the Commission can ask for construction details on every application. Mr. Bedford explained a construction limit of disturbance line needs to be added to the site plan. He explained the Commission needs to know what they want to do and how they will do it. The Commission discussed ways to pump concrete on site with Mr. O'Neill. Mr. Perry reviewed the scope of work and noted it is a big project behind the house. He explained how they can build a road, pump concrete and

clean out details. Mr. Marchetti said the Commission needs details on the path being used and all materials. Mr. O'Neill asked if he can receive a conditional approval for Mr. Perry to review. Mr. Perry said he can review the construction details for the Commission if they are ok with it. Mr. Bedford said Mr. O'Neill needs to submit to Mr. Perry the construction sequence of work including the limit of disturbance, screened in porch and drainage from the deck, concrete pumping and washout details, material stockpile location, road path details, and restoration process of the grass. Mr. Perry said they can reuse the current drainage system if it is functional. He said you are creating an impervious deck so you must account for whatever new you are creating that will add to the run off.

Mr. Bedford made a motion to approve the application on the condition that all items noted will be reviewed and approved by Mr. Jim Perry with a \$5,000 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 Cicero Trust, Frank and Marsha Cicero, 30 Knapp Road, to replace an existing patio, deck and retaining walls and add a screened in porch, 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.

**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

The Pound Ridge Tennis Club postponed until after the next Planning Board meeting.

New Business:

**Pamela Vernon
94 Old Stone Hill Road
Block 10047, Lot 26.1**

Application to remove and replace the existing pool in the same location.

Zoning District: R-3A, Acres: 3.7865

Mr. Peter Julian, landscape designer, reviewed the proposed work to remove and replace an existing pool. He said they will replace the brick with blue stone or concrete slab. Mr. Bedford said they need details about the demolition work and pool construction. Mr. Marchetti explained they need details on how the concrete will be poured and the pool draw down. Mr. Bedford noted they also need a complete sequence of work with dimensions of the pool, dimensions of the deck, stockpile location, location of propane tanks and distance to the house. Mr. Julian said they will do erosion control first, construct a road and then demolition. He said nothing will be stored on site. Mr. Julian said he needs to get the information from Ocean View Pools who will build the pool. Mr. Perry said they also need to provide full draw down information for the pool. Mr. Bedford said there is no objection to the work but too many details are missing for a conditional approval. Mr. Julian said he will return with more information for the next meeting.

Minutes Approval:

The adoption of Minutes from the June 12, 2024 meeting has been postponed.

Mr. Bedford adjourned the meeting at 8:38pm.

Respectfully submitted,

Christeen CB Dür

