

**Town of Pound Ridge  
Water Control Commission Minutes  
Wednesday, October 9, 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

**Old Business:**

**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

Mr. Waled Haredy, applicant, presented updated plans that included redoing the entire deck with new footings. He explained that the existing deck was old and needed to be replaced, as recommended by the architect. Mr. Haredy confirmed the footings would be new and installed by hand without machinery. The Commission reviewed the site plan and discussed the deck dimensions.

The Commission asked several questions about the scope of work, Mr. Haredy explained the following:

- Roof repairs: Confirmed he plans to remove and replace the roof shingles.
- Siding repairs: Only damaged parts will be replaced.
- Interior work: Some sheetrock may need to be replaced depending on mold damage.
- Insulation: Spray foam insulation will be used where needed.
- Flooring: Damaged hardwood flooring will be removed and replaced.

The Commission requested that the following be added to the site plan:

- Location for material storage
- Notation that the silt fence represents the contract limit line

Mr. Perry stated the plans were adequate from his perspective, with the deck being the biggest issue to address. He added that the applicant probably needs to start the work to determine how much actually needs to be demolished.

Ms. Miller made a motion to approve the application with the addition of material storage location and identification of contract limit line on the site plan and a \$2,000 bond, Mr. Hayes seconded the motion. All members voted in favor. The application is approved.

Be it hereby resolved that the application by Greensky Real Estate, LLC, 76 Cross Pond Road for interior renovations, updating a deck and landscaping, 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.

**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 for this application. Mr. Keith Betensky, counsel, explained they are seeking a conditional approval for improvements to the existing tennis club which has operated since 1964 under a special use permit. Mr. Rich Williams, engineer, presented the updated site plan addressing previous concerns about stormwater management. Mr. Williams reviewed the WCDOH's rules about drainage discharge. Key points included:

- A new well location was proposed to allow for additional stormwater mitigation. The existing old well will be abandoned.
- A stormwater catchment system was proposed to capture rainwater for irrigation use.
- Filtration inserts would be added to drain inlets to treat runoff. A rain garden has been removed from the site plan.
- The plan would capture runoff from 6,300 square feet of new and existing pavement.

Mr. Williams acknowledged the updated plan has not been reviewed by the Town Engineer yet. The Commission discussed concerns about tennis balls polluting the nearby pond, traffic, and lights all raised by a neighbor, Peter D'Agostino who has lived on Major Lockwood since 1995. Mr. Bedford noted that traffic and lights are not under the Water Control Commissions purview. Mr. Betensky said they will agree to conduct annual cleanups and inspections of the spillway area. The Commission asked that a curb angled for turtle passage, guardrail, and oil/water separator still be installed. The Commission said they will draft a memo to the Planning Board summarizing their satisfaction with the water mitigation aspects of the project and acknowledged that Planning Board is lead agency and will review the other concerns expressed. Mr. Perry noted the Planning Board needs to review the updated site plan and then they can return to the Water Control Commission with an updated submission.

**New Business:**

**Fredryeca Cerussi- Muntz and Johan Muntz**  
**87 and 85 Cross Pond Road**  
**Block 10263, Lots 29 and 30**

Legalize 2 pre-existing sheds within the wetland setback. Both sheds received variances by the Zoning Board after being built.

Zoning District: R-2A, Acres: 4.5

Other Boards: Zoning Board

The homeowner, Fredryeca Cerussi-Muntz, presented an application regarding 2 existing sheds. She said there is a smaller 10'x10' shed was built around 1994, believed to be under 100 sq. ft and a larger 12'x14' shed that was built in 2011 to help manage stormwater runoff. Ms. Cerussi-Muntz acknowledged both sheds are located in wetland areas and setbacks and variances have been obtained from the Zoning Board of Appeals. Mr. Perry explained that to legalize the larger shed with a C of O, it would need to be moved, have a proper foundation installed, and then be moved back. He recommended removing the shed entirely as the easiest

solution. The Commission advised that a full site plan would be needed to consider keeping the larger shed in its current location. Ms. Cerussi-Muntz noted the property is being sold. The Commission suggested she have the new property owners speak directly with the Mr. Perry about options moving forward. No formal action was taken on this application.

**Minutes Approval:**

Adoption of Minutes from August 14, 2024

Minutes from the previous meeting was postponed.

Mr. Bedford adjourned the meeting at 8:30pm.

Respectfully submitted,

Christeen CB Dür

A handwritten signature in cursive script that reads "Christeen CB Dür". The signature is written in black ink and is positioned to the right of the typed name.