

204
Harvey & Marsha Brill, 204 Hessian Hills Rd. Located in a RA-40 District and designated on the Tax Maps of the Village as Section 67.20 Block 3 Lot 35.03. Request for a Wetlands Activity Permit with respect to the proposed construction of a swimming pool.

Marsh Brill – I am here to request a Wetlands Activity Permit with respect to a proposed swimming pool. My landscape architect is not here yet, but she can explain my application better than I can.

Goldfarb – I will have to recuse myself from this application. I have known the applicant professionally and personally for a long time.

Jan Johnsen, Johnsen Landscapes and Pools, Mt. Kisco, N.Y. – I apologize for arriving late. My applicant is requesting a Wetlands Activity Permit to construct a pool. I have shown the elevation plans in relation to the floor of the door of the house, which is one hundred feet from the wetlands.

Greenbaum – How did you figure the buffer area?

Johnsen – The engineer said that based on a satellite photo there is a seasonal stream and that is basically connected to the drains along Hessian Hills Road. That is basically the reason why we went one hundred feet from the seasonal outflow, which basically means it is in it, and if you use that criteria, everything in that area is in it including the house. There will be no backwash, it is a cartridge filter.

Rhodes - When I visited the site I saw there was a stone wall?

Johnsen – Yes. It is literally right along the stream give or take three feet and it needs to be removed because it is a hazard. I tried to be as sensitive as I could, so I pushed the pool laterally to the side. There are two trees that need to be removed. One is leaning towards the house.

Rhodes – And the septic?

Johnsen - The septic is located in the existing lawn area on the far corner of the property. That is another reason for the location of the pool.

Rhodes – And you have no problem with your septic?

Brill – Not for twelve years. It was drained one and one half years ago.

Greenbaum - Any other questions?

Rhodes – Do you have any other information?

Johnsen – The house is on a downhill slope. So, of course for a swimming pool I cut a few feet on each side to create a level surface for the pool. We will be putting erosion control netting around the whole perimeter of the work zone.

Discussion followed over plans.

Rhodes - How will pool deck and subsurface drainage be handled?

Johansen – We are carving this side (referring to plans) two feet and on the back side of the retaining wall will be a four inch in diameter pipe and an envelope of gravel, so water that goes down the hill will hit that receptor drain (referring to plans). So, any water that comes on the decking area of the pool will go....(discussion followed over plans). There is absolutely no water that will get off this site. We are also proposing to have more plantings than there are now.

Greenbaum - Any other questions?

Hearing Closed.

Cain – Made Motion to grant the application as submitted for a Wetlands Activity Permit.

Rhodes – Second the Motion

Vote: 4-1 - In Favor - Cain, Rhodes, Greenbaum, Stern,
Abstained -- Goldfarb

approved

Respectfully submitted,

Janice Fuentes
ZBA Secretary
3/15/06

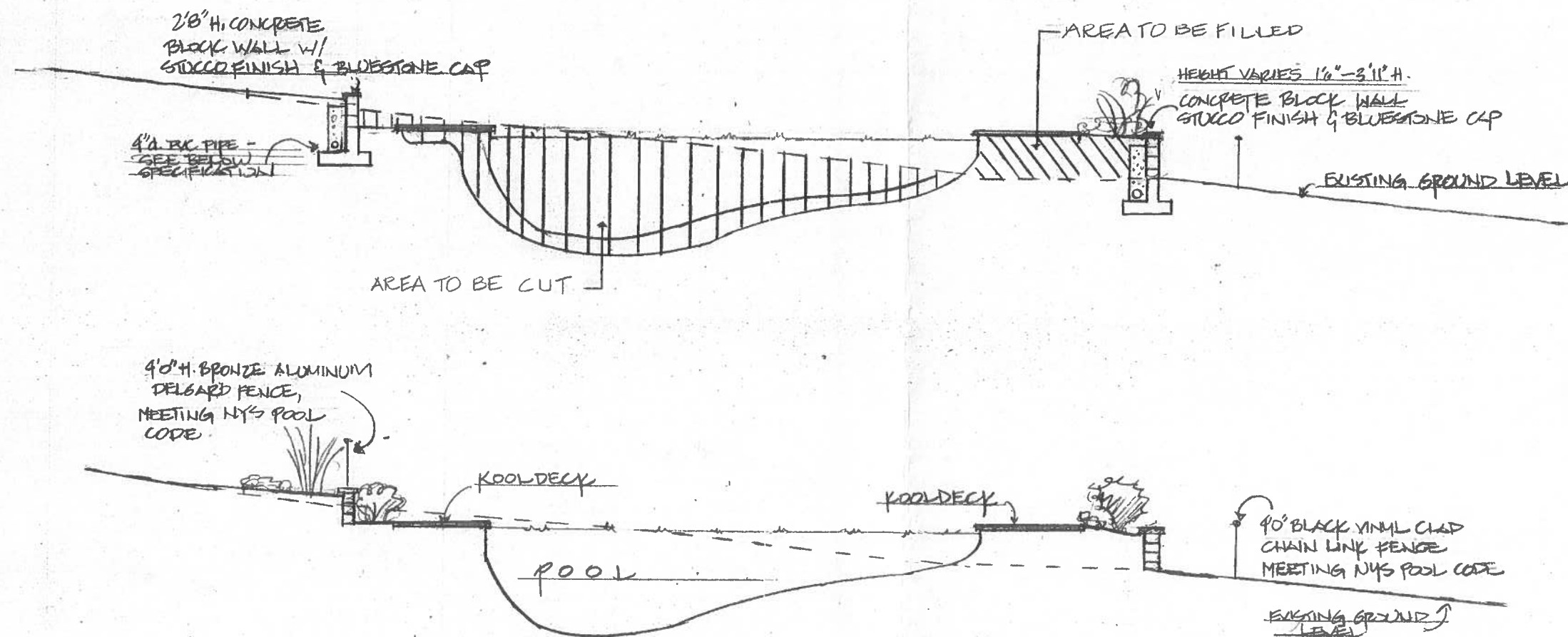
 **Johnsen**
Landscapes & Pools
Landscaping & Pool Design • Commercial • Residential

SWIMMING POOL AND LANDSCAPE PLAN FOR
THE BRILL RESIDENCE
204 HUDSON HILLS ROAD, CHOCOMCO, HUNTSVILLE, NEW YORK 10820

Date: 8-13-06	By: John
Dwn: 8-13-06	Plan Number: 20112

P.O. Box 1011 Mt. Kisco, New York - 10549
914-664-4170 914-242-9104

N



SECTION DRAWINGS OF PROPOSED POOL BRILL RESIDENCE

1/8" = 1'0" FEB. 20, 2006

JOHN KEN LANDSCAPES & POOLS
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