**TOWN OF YORKTOWN CONSERVATION BOARD**

**MEETING MINUTES**

**May 1, 2019**

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**Board Members Present**: Co-Chair Phyllis Bock, Pat François, Robert Waterhouse, Rob Puff, Peter Alduino, Kim Hughes - Secretary

**Board Members Absent:** Co-ChairpersonDiane Dreier, Walt Plankl, Kevin Byrnes,

**Guests:** Steve Marino of Tim Miller Associates

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Pat Francois called the meeting to order at 7:30 p.m. The meeting took place Town Hall Board Room.

**Communications Received:**

* None

**Chairpersons Report:**

* None

**Reports from Other Committees:**

* None

**Old Business:**

* **CVS – 3320 Old Crompond Road**

Daniel Peveraro project manager from the Lauro Group presented preliminary plans for the development of a CVS at 3320 Old Crompond Road. The Conservation Board reviewed the site plans for CVS. The area where the building is to be sited is located within a FEMA Flood Zone (A). The Applicant has specified that stormwater from the site would be directed into a culvert previously installed by NYS DOT. The site plan has a large amount of impervious surface, broken up by small parking islands. The plans should be reviewed to determine the capacity of the existing system to bear the additional discharge. The culvert drains into the nearby Hunterbrook, a class (A) trout stream. Super-heated water running off the imperious surface has the potential to adversely impact the stream habitat. The Conservation Board advised

* Reducing the amount of impervious surfaces through the use of pervious pavers in the parking areas furthest away from the building.
* The installation of a green roof to decrease the amount of impervious surfaces.
* Clearly mark the wetland boundary and buffer.
* Install lighting that is “Dark Sky” compliant
* A full landscape plan and SWPP should be submitted for review.

**New Business:**

* **The Weyant – 2040 Crompond Road**

Joe Riina, Site Plan Designs and Frank Giuliano, Landscape Architect appeared before the Conservation Board to present the Planting Plan for the Weyant Application. Mr. Giuliano reviewed the plans for adding native trees and shrubs to the landscape plan, with non-native trees planted in the streetscape. The Conservation Board is in favor of the plan and has no further comments.

* **Solar Law**

The Board supports the Town’s initiative in the use of Solar Energy to provide electrical power for the needs of the Town's Residents and Businesses, and to reduce our dependency on non-renewable and nuclear sources of energy. We advise the Town Board to review Scenic Hudson’s Clean *Energy, Green Communities* report dealing with the siting of renewable energy projects in the Hudson Valley, before enacting the Solar Energy Law. The report states that “the Hudson Valley can serve as a regional model for promoting accelerated renewable energy development while simultaneously preserving important natural resources.” The report goes on to say:

“To reduce conflicts, areas with high agricultural, visual, ecological, historic and conservation values should be avoided for renewable energy development. Instead, low conflict sites and areas – such as brownfields, previously disturbed and developed lands, or closed landfills should be identified and prioritized for development …. Renewable energy sources can also be sited in conjunction with existing land uses to reduce development impacts – for example, installation of solar canopies in parking lots and rooftop solar facilities on large retail stores, warehouses, office buildings and apartment complexes.”

While the intent of the law is laudable we have the following concerns mainly in regard to Large Scale Solar Systems:

* When a solar farm is decommissioned more steps should be taken to ensure that the site is returned to its natural state especially if there is large scale tree removal to install the system. Planting native seed mixes does not restore these sites to their former natural state. If the site is to remain a field habitat measures should be put in place to ensure non-native invasive species do not become the dominate vegetation after a few years.
* The proposed uses must still be subject to town code regulations, such as the wetland, steep slope and tree ordinances.
* Small scale ground mounted installations should be screened from neighboring properties.

In summation the Conservation Board advises against the enactment of the 3/21/19 draft of the Solar Energy Law.

The meeting was adjourned at 7:46 p.m. by a motion proposed by Phyllis Bock and second by Rob Puff.