**TOWN OF YORKTOWN CONSERVATION BOARD**

**MEETING MINUTES**

**November 6, 2019**

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**Board Members Present**: Co-Chair Phyllis Bock, Co-ChairpersonDiane Dreier, Peter Alduino, Robert Waterhouse, Kevin Byrnes, Walt Plankl, Kim Hughes - Secretary

**Board Members Absent:** Rob Puff, Pat François

**Guests:** John Barille, Melissa Samaroo, Dan Ciarcia, Alex Cochran, Rich Williams **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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

**Communications Received:**

* Ella Conference GIS Maps Webinar

**Chairpersons Report:**

* None

**Reports from Other Committees:**

* None

**Old Business:**

* **Crystal Court Subdivision:**

Contact: John Barile, Panbar Realty (914)774-4653

Planning Board Referral

John Barile and Lou Panny of Panbar Realty presented plans for the development of a 10 lot subdivision. This is the second time this development has come to the Board. After review of the plans the Conservation Board recommends:

The conservation easement be clearly marked with a physical feature like a stone wall to define the limits insuring no intruding occurs from the future home owners. The Applicant prepares a Planting Plan showing post construction stabilization for erosion control and for the Applicant to be sensitive to existing trees and to follow the Tree Ordinance during development.

**New Business:**

* **Yorktown Energy Storage:**

Contact: Melissa Samaroo (845) 522-0784

Planning Board Referral

The Conservation Board has met with Robert Gaudioso and Melissa Samaroo of Snyder and Snyder, LLP and reviewed plans for Yorktown Energy Storage Application for Special Use Permit. The Board would like to see the FEMA Approval before recommending the project go forward.

* **650 Pinesbridge Road Subdivision:**

Contact: Dan Ciarcia (914) 245-0123

Planning Board Referral

Alex Cochran, the applicant, presented plans for a 3 lot subdivision at 650 Pines Bridge Rd. The site is slightly over 8 acres and currently has an existing house and pool. The two additional lots would be approximately 2 acres each. The Conservation Board sees no environmental impacts preventing the subdivision and recommends granting approval for the subdivision. When the plans are fully developed we advise the applicant to return to the Conservation Board for review.

* **NY Fuel Rt. 132 and Barger:**

Contact: Rich Williams Insight Engineers (845)225-9690

Rich Williams of Insite Engineering presented the site plans for the redevelopment of the former Getty Gas Station site on the corner of Barger and East Main St. The applicant NY Fuel Distributorplans to build a fueling station and convenience store on the already disturbed site. After initial review of the plans the Conservation Board recommends: That the fuel tanks be relocated outside of the wetland buffer. A full landscaping plan utilizing native plants is prepared for the “green spaces” highlighted on the plan. The Conservation Board intends to accompany the Planning Board on their scheduled site visit to view the proposed development area.

**Discussion:**

* **Energy Storage:**

The Conservation Board has discussed the **Proposed Local Law Amendment entitled “Battery Energy Storage Systems”** and unanimously agree to the placement of a moratorium until we could be further educated on the topic.

The meeting was adjourned at 8:30 p.m. with a motion proposed by Diane Dreier and second by Pyllis Bock.