**TOWN OF YORKTOWN CONSERVATION BOARD**

**MEETING MINUTES**

**September 2, 2020**

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**Board Members Present**: Co-Chair Phyllis Bock, Co-chair Diane Dreier, Peter Alduino, Justin Pruyne

Kim Hughes - Secretary

**Board Members Absent:** Robert Waterhouse, Patrick François

**Guests:** Robyn Steinberg, Joe Riina, **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Diane Dreier called the meeting to order at 7:30 p.m. The meeting took place via Zoom Conference Call.

Approval of Minutes of Prior Meeting: Done

Communications Received: None

Chair Persons Report: None

Reports from Other Committees: None

**New Business:**

* **Hilltop Hanover: 1220 White Horse Lane**

Proposed construction of a single-family residence, driveway, septic system and utility connections on a 7.8-acre lot. In addition, this project will include the re-vegetation of a Town wetland and wetland buffer.

Contact: Joe Riina, Site Designs (914) 962-4488

Planning Board Referral

The lot is part of the previously approved Hilltop Hanover Subdivision. The parcel is mostly open land with a Conservation Easement to the south protecting a wetland management area along the border with Hilltop Hanover Farm, and a wooded portion to the west. On review the Conservation Board has the following comments:

 The applicant has chosen to build the house in a different area from the original siting in the approved subdivision. In doing so, the proposed septic system will be located in the wooded parcel and will require removal of an unspecified number of trees in a 9,300 square foot area. Although approval has been given by the WCHD for the septic system, the Board recommends that the septic system be relocated to an area of already disturbed land closer to the house and out of the treed parcel.  Similarly, the flow spreader handling the runoff from impervious surfaces is within the 100-foot wetland setback. The Board recommends moving the spreader location so that it does not intrude into this area.  The Conservation Easement on the property should be monumented to provide a clear boundary.

* **Taco Bell: 3571 Mohegan Avenue**

Construction of a 2,090+ square foot Taco Bell Restaurant. Associated site improvements are proposed including dedicated drive-thru lane and appurtenances, landscaping, signage, a trash enclosure, as well as portions of existing curb and pavement to be replaced.

Contact: Paul Dumont, JMC (914) 273-5225

Planning Board Referral

The property being developed is the final parcel in a previously approved site plan for the corner of Mohegan Avenue. On review of the plans the Conservation Board has the following comments:

 We recommend that all the landscaping around the building utilizes native plants.

 There are many lawn areas proposed around the building. Low growing native grasses and perennials would negate the need for periodic mowing in many places.

 The site is adjacent to St. Mary’s Church. Additional native trees both evergreen and deciduous planted along the border are recommended to shield the property.

* **Hemlock Hills Solar Farm: 500 Croton Avenue**

The Applicant seeks site plan approval for a solar farm on a portion of a 50 acres parcel that takes access off od Croton Avenue in the Town of Cortlandt.

Contact: Paul Mornini, Power Global (914) 980-5451

Planning Board Referral

The Conservation Board is holding off on comments until a site visit is completed.

**Old Business:**

* **Solar Energy: Town of Yorktown Zoning Code Amendment**

The Conservation Board has reviewed the amended zoning code for Solar Energy and has no further comments to add. The last memo dated July 15th still stands. At the Conservation Board meeting held on July 15, 2020 via Zoom, the board discussed the latest iteration of the proposed Solar Law. The comments from our memo of 5/16/2019 still stand we refer you back to that memo attached here. In addition, the Board has concerns about the decommissioning of Large-Scale Solar Installations, specifically the following:

c. Restoration of the surface grade and soil after removal of equipment. d. Re-vegetation of restored soil areas with native seed mixes, excluding any invasive species.

Sites chosen for Large Scale Solar Installations may be initially cleared of many trees, be placed on sloping ground, or near streams and wetlands. Restoring surface grade and revegetating with native seed mixtures may be inadequate to protect the site from being overtaken by invasive species and erosion from heavy rainfall. The law calls for restoring the property but gives no indication of what standard is implied. There is no requirement that the property be restored to pre-installation conditions. Further consideration should be given to this issue.

* **Battery Storage: Town of Yorktown Zoning Code Amendment**

The Conservation Board has no comments on any changes made to the Zoning Code Amendment for Battery Storage.

The meeting was adjourned at 9:35 p.m. with a motion proposed by Diane Dreier and second by Peter Alduino.