

TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
April 21, 2021

Board Members Present: Co-Chair Phyllis Bock, Co-Chair Diane Dreier, Patrick François, Robert Waterhouse, Peter Alduino, Justin Pruyne, Kim Hughes - Secretary

Board Members Absent: Walt Plankl

Guests: Robyn Steinburg, John Tegeder, Joe Riina Site Designs, Steve Marino, Frank Giuliano

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

Old Business:

- **ENVIROGREEN ASSOCIATES:**

The Conservation Board discussed Envirogreen Associates located at 1851 East Main Street with Joe Riina of Site Designs, Steve Marino of Tim Miller Associates and Frank Giuliano . The Board usually requests any development either be out of or minimize the intrusion into the wetland buffer. The Board understands the previous development was in the wetland buffer with disturbance up to the wetland boundary. This development is in the wetland buffer and extends up to the flagged wetland. Applicant should use extra care not to disturb the wetland when construction begins, especially when constructing the walls shown on the plan. To ensure no intrusion into the wetland during construction, the Applicant should clearly mark the wetland boundary prior to construction. The Board is appreciative of the mitigation plans to enhance this productive wetland by removing invasive species and planting the edge with native species. Applicant did not show the Stormwater management details. Board request review of the Stormwater management details to ensure no additional pollutants are discharged into the wetland. The Board encourages the use of permeable pavement if soil borings allow for all paved area. The Board recommends adding Planting Island for trees in the large parking lot in the rear to reduce the heat island effect. The Board encourages the use of solar panels over the large parking area in the rear. The Board recommends all light should be led and night sky compliant fixtures.

- **CORREIRA:**

The Conservation Board at its April 21st 2021 meeting discussed Correira located at 250 East Main Street with Joe Riina of Site Designs and Frank Giuliano. The Conservation Board is satisfied with the proposed screening of the neighbors. The Board is appreciative of the innovative approach to stabilize and reforest the disturbed slope. The Board is

satisfied with the proposed mitigation that was discussed and recommend the project move forward.

- **Chapter Amendment to Local Law No. 13 of 2020 (Chapter 300, New Article XXXI - Planned District Overlay Zones)**

In both areas of town where these districts are proposed, there is opportunity to consider environmental impacts that can be improved by flexible zoning. In the Heights area the flexibility standards offer opportunities to link separated shopping areas with walkways and green spaces, enhancing the ability for residents to travel from one retail area to another without a car. The Conservation Board sees great benefit in reducing the amount of impervious surfaces with thoughtful planning that incorporates pocket green areas, and walkways that would offer reduction in heat island effects, bring greenery into the middle of town, that encourages residents to gather and shop. In Jefferson Valley, access to Osceola Lake would benefit town residents. Silting of the inflow stream into Osceola Lake and increased impact of invasive plant species in and around the lake are concerns that could be addressed as incentives for development in Jefferson Valley. Much of the center of the Heights sits on wetlands that were filled in to make way for ill-conceived shopping areas. The Overlay District legislation could work to right some of these problematic areas by day-lighting wetlands and streams that are piped beneath. Imaginative planning can incorporate concepts like these that have benefited other communities. We encourage legislation that provides incentives for the use of greener building practices for new construction and repurposed existing buildings. We are concerned that multi-storied buildings be not more than three stories, to retain a small-town feel with trees that shade buildings, and which are not overshadowed by the buildings themselves. We also encourage the placement of charging stations throughout town so a resident driving into town can shop, go to a restaurant, visit, and have their car recharge while spending time and money in town. The overlay district in the Heights should not include the Soundview property. The Conservation Board feels that a full build out of this property will have significant adverse environmental impacts.

The CB Meeting was Adjourned at 8:13 PM with a motion by Phyllis Bock and seconded by Peter Alduino.