

TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
May 19, 2021

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

Board Members Absent: Robert Waterhouse

Guests: Robyn Steinburg, Joe Riina Site Designs, Steve Marino Tim Miller Associates, Frank Giuliano, Jim Martorano, Sean Murphy, Sharon Robinson

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:

- **Grishaj Major Subdivision: 3319 Stoney Street**
The Conservation Board discussed Grishaj Major Subdivision located at 3319 Stoney Street with Joe Riina of Site Designs and Steve Marino of Tim Miller Associates. This is an 8-acre property is proposed as a 10-lot subdivision. The Board requests a site visit in conjunction with the Planning Board, when it is scheduled. The CB appreciates the presentation of the schematic plans and request to review the plans when the wetland mitigation and storm water management are fully developed.
- **Hallocks Mill Sewer Expansion:**
The Conservation Board discussed the Hallocks Mill Sewer Expansion Project with Sharon Robinson. The Conservation Board is in favor of expanding the Hallocks Mill Sewer District and providing town sewer to residents of Yorktown

Old Business:

- **Nantucket Sounds LLC: Kear Street**
The Conservation Board discussed Nantucket Sound LLC located on Kear Street with Joe Riina of Site Designs and Frank Giuliano. The applicant put forward a tree mitigation plan for off-site mitigation along the trail extension that leads from Rt. 118 into FDR State Park. The applicant proposes to remove invasive species and plant native trees, shrubs and an appropriate seed mix. The Conservation Board finds this as acceptable mitigation. The Board would like to see a completed landscape and tree mitigation plan.
- **Par 3 Golf Course: Route 6**
The Conservation Board reviewed the landscape plans to restore the former Shallow Creek Golf Course, now called the Par 3 Golf Course, with Jim Martorano and Sean Murphy. On Saturday May 22, 2021, members of the Conservation Board (Bock/Francois/Pruyne) attended a joint site walk with members of the Yorktown Planning Board, Supervisor Slater, Planning Department representatives and site managers. The Conservation Board had the opportunity to walk the perimeter of the nine-hole executive course and identified the following areas of concern: The site of the former Shallow Creek Golf Course lies within a

network of meandering streams and wetlands that connect Osceola Lake to the east to the Shrub Oak Brook, which is the main stream that ambles through the property before exiting beside the Taconic Parkway into Shrub Oak. Site managers indicated that the stream is being choked out by existing vegetation and algae, and are very concerned that the “stagnant creek breeds mosquitos that will impact golfers enjoyment of the course.” We did not observe algae nor phragmites, a widespread invasive wetland plant; instead, the stream contains large stands of cattails, pickerelweed and floating masses of duckweed, all native plants indicating a healthy wetland. Although the stream is currently at a low flow due to the Town’s upstream bridge replacement work on Hill Blvd., the vegetation operates as a natural filtration system, and slows the water in times of heavy rains, preventing the stream from eroding the banks. The edges of the streambed have virtually no vegetation and are spongy. Recommendations include enhancing vegetation along the apron of the streambed with native shrubs and perennials. A large (apparently natural) cistern (old well) is present on the site, adjacent to the contemplated ninth tee box. We noted the cistern populated by frogs and containing duckweed. It appears that there has recently been grading and seeding done to an area adjacent to the widest part of the stream in the east corner of the property. Cattails re-emerging through this area indicate that this area was marshy. This appears to be an instance of ongoing work done in regulated wetlands without a permit. We recommend the Planning Board address this. Site managers indicated that the plan is to divert water from the existing stream for course irrigation. This is a serious concern and we recommend against this. Site managers indicated that they will filter existing soil and return it to the site and no outside fill will be used. Managers also stated that no pesticides would be used per Town Code. These actions are supported. Any cartpaths or footpaths should be made of permeable material (i.e. gravel) rather than blacktop, if contemplated. The Site should include signage not to disturb wildlife or litter in streambed. The area should be enhanced with bluebird/woodduck/batboxes to increase natural predator population, as mosquitoes can be anticipated as a concern. On review of the tree mitigation plan, the Tree Commission noted serious concerns with the amount and type of mitigation planned. The Conservation Board agrees that a better plan should be presented, and plants that are not native such as forsythia and Norway spruce should be eliminated. On the site visit, John Tegeder indicated that the forested area to the south of the course, also Town property, could be cleared of invasive species and replanted with native understory trees and shrubs. The outer perimeter of the site closest to Route 6 and the TSP exit presents another opportunity for mitigation and should be cleared of invasive plants and enhanced with native trees. The Board would like to see an amended tree mitigation and landscape plan, and wetland mitigation plan for any work proposed along the stream as well as for work already done on the site. In addition, the site developers should employ current “green” greens practices utilized by many golf courses.

- **Proposed Local Law Amending Chapter 300 Solar Energy Large and Small Scale**

The CB has no objection to the amendment of the Local Law.

- **JV Outdoor Patio:**

The Conservation Board reviewed plans for an outdoor patio located at the Jefferson Valley Mall. The Conservation Board sees no adverse environmental impacts with this plan.

The CB Meeting was Adjourned at 9:00 PM with a motion by Diane Dreier and seconded by Justin Pruyne.