

TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
October 20, 2021

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

Board Members Absent: Justin Pruyne

Guests: Robyn Steinberg, Joe Riina Site Designs, Steve Marino Tim Miller Associates, Alex Cochran, Eric Bergmann, John Farrell, Elliot Senor, Jeff Busse NYCDEP

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

1. 650 Pinesbridge Road Subdivision

Stormwater Management Permit / Erosion Control / Tree Removal

The Conservation Board discussed 650 Pinesbridge Road Subdivision with Alex Cochran.

The Conservation Board is satisfied with the level of thought that went into the plan and supports a subdivision approval. The mitigation for tree removal of planting 58 trees and removal of invasive material is comprehensive. The developer indicated that if future owners wanted to alter the plan, they would need to seek new approval. If the site is divided and building sites receive site plan approval as shown on the plan, the mitigation is acceptable. The Board recommends only dead and damaged trees and invasive material be removed at this time.

2. 1875 Brookdale Street (Almeida)

Mitigation Plan

The Conservation Board discussed 1875 Brookdale Street with Joe Riina of Site Designs and Steve Marino of Tim Miller Associates. The Applicant has contracted with a Certified Wetland Specialist to assist with the mitigation required for the disturbance to the wetland. Under the Specialist's guidance the debris from tree removal dumped in the wetland would be removed by hand so no further disturbance to the wetland soils is done. Restoration of the wetland will include planting wetland seed mixture and wetland shrubs. The Board agrees with the approach but recommends additional native wetland plants be added in the disturbed flagged wetland boundary. In addition, the Applicant has filled further into the wetland and constructed a wall into the wetland than what was approved by a previous permit. In a previous memo the Board stated *the grading should be revised to reduce the fill in the wetland and the wall should be terminated at the wetland boundary*. The Applicant is requesting the grades not be revised and the wall to remain. The Board recommends in order not to revise the present condition the slope be planted with native grasses, not lawn seed, in the flagged wetland. Under both conditions mentioned above, the Board supports granting a wetland permit.

3. Home & Hearth

Mitigation Plan

The Conservation Board discussed Home & Hearth located at 1750 East Main Street with Joe Riina of Site Designs and Steve Marino of Tim Miller Associates. The Mitigation Plan looks appropriate and the Conservation Board recommends the project moves forward.

4. Old Hill Farm: 571 East Main Street

Mitigation Plan

The Conservation Board discussed a Proposed Solar Farm located at 571 East Main Street Old Hill Farm with Hannah Stephanz and Eric Redding of Bergmann Associates. Members of the board walked the site with the Planning Board on 10/16/21. The applicant presented the plans for mitigation for the tree removal. Mitigation for tree removal is adequate, though screening along East Main St could be more robust as that is a very heavily traveled road and during the fall and winter the proposed screening may not be enough to shield the view into the site. On the site visit it was noted that vines such as bittersweet and porcelain berry are creeping into the wetlands at the eastern portion of the site. It is requested that the applicant clear these invasive vines to stem the movement of these plants into the wetland. The Conservation Board is concerned with how the hydrology of the site will be maintained. The Environmental Assessment Statement (EAS) addresses the concern, the Board feels it is not adequate and the development will have a negative impact on the environment. Best management practices of solar field developments encourage layout of arrays to be parallel with the existing contours, the space between the rows of panels to be equal distance as the height of the panels and wider on slopes greater than 5 percent. Level separators be installed parallel to the contours to reduce sheet flow increasing water absorption and prevent erosion. Providing disconnection practices mimics natural hydrological runoff characteristics and minimizes the impact on plants, fauna, and water resources. Solar array developments are fields of impervious cover and require disconnection measures. This application is lacking in these measures. Board requests applicant to explore the use of disconnection practices. The site visit revealed that the arrays may be visible from surrounding neighborhoods that are both to the north of East Main Street and to the south of Rte. 6 from neighborhoods adjacent to Quinlan Street. We request that these view sheds be taken into consideration before moving forward. The Board is not in favor of the current application without further review.

5. 2678 Gregory Street (Farrell)

Mitigation Plan

The Conservation Board discussed the Mitigation Plan for construction of a two story single family home with Elliott Senor and John Farrell. The Conservation Board is in support of the screening along the property line. The Board recommends staggering the plantings instead of planting in a row to increase screening and provide a more natural look. In addition the Board recommends eliminating the Magnolia and replacing it with Amelanchier Canadensis – Serviceberry/Shadblow Tree and to increase Evergreen Trees with Picea Mariana - Black Spruce.

6. Baptist Church Road

Bridge Replacement

The Conservation Board discussed Bridge Replacement on Baptist Church Road with Jeff Busse of the NYCDEP. The Conservation Board has no objection with the replacement of the bridge on Baptist Church Road.

Conservation Board adjourned at 10:00 PM with a motion by Diane Dreier and seconded by Peter Alduino