

TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
June 1, 2022

Board Members Present: Phyllis Bock Co-Chair, Patrick François, Robert Waterhouse, Justin Pruyne, Robert Lena, Gerardo Carfagno, Kim Hughes - Secretary

Board Members Absent: Co-Chair Diane Dreier, Peter Alduino

Guests: Joe Riina Site Design, Steve Marino Tim Miller Associates, Lauren Iglesias Applicant, Fariha Mahjabin Ecogy

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

Approval of Minutes of Prior Meeting:

Communications Received:

Chair Persons Report: None

Reports from Other Committees: None

1. Underhill Farm: 370 Underhill Avenue

Site Plan Approval

Contact: Joe Riina, Site Design

Planning Dept. Referral

Conservation Board met with Joe Riina and Steve Marino regarding Underhill Farm, who presented plans and described the wetlands on the site and their function and flow, along with preliminary mitigation for filling in wetlands and improving the pond. They established that the project would entail cutting approximately 520 trees, to allow for the proposed development. The Conservation Board notes that the Underhill Farm property provides a feeling of open space and a green invitation into Yorktown's commercial center. The plan for Underhill Farm as presented adds many buildings, removing the parklike feel of the space. Although the applicant proposes to expand the pond area, a few of the proposed units fall within the wetland boundaries. When questioned about the connection to the commercial center of town, the main foot access would be at the busy corner of Underhill and 118. Footpaths from the site through Beaver Ridge complex are proposed. The watercourse feeding the pond functions as a stream that has been interrupted by previous disturbance. In January 2021 the Conservation Board attended a site visit of the property where the water that seeps from Glenrock Street was observed to pool extensively in low areas that ran parallel to Glenrock, along the slope leading towards the Beaverridge Apartment Complex. These areas have been delineated as wetlands by town code. The removal of a considerable number of trees along this slope has the potential to add to the runoff and water flow. Tree roots stabilize the soil and contain runoff. The applicant proposes to fill in these wetlands, alter the stream and realign it in a straight channel that will flow into a newly created marsh adjacent to the pond. The mitigation plan presented by Mr. Marino showed the course of the altered stream bed and modifications to the pond but did not show the locations of the wetland buffers. The Conservation Boards comments:

- We are concerned about the amount of water that currently is held in these town wetlands and how the additional flow from tree removal and altering the stream course will affect the pond.
- Wetlands A and B being intermittent could potentially be ephemeral pools that fill up over the winter and dry up in the summer, supporting species of amphibians that do not utilize marshlands

or ponds. We advise that the Town's environmental consultants review this concern.

- The applicant should investigate a meandering approach of the stream into the pond, to slow the water flow as it comes down the slope.
- Provide a mitigation plan showing the location of the wetland buffers, where it passes through the proposed housing.
- An alternate site plan with no housing units in the wetland buffers should be developed.
- A tree mitigation plan should be submitted.
- Detailed drawings showing footpaths interior to the site to access crossings to the northern part of town should be shown.
- Electric charging stations for use by residents and retail customers should be included in the plans.

The Conservation Board feels that the environmental impacts have not been adequately addressed and requests that alternatives to this plan should be presented.

2. 2432 Evergreen Street (Iglesias)

Tree Removal Application

Contact: Applicant: Lauren Iglesias

Engineering Dept. Referral

The Conservation Board met with Lauren to discuss her Tree Removal Application. It was brought to the attention of the board that a stop work order had been issued as tree cutting had commenced without a town permit. It is still unclear from the applicant's initial proposal the number of trees which are dead, the number of trees both living and dead which are proposed to be removed, and the location of those trees. The applicant has removed trees that provided a natural barrier between their backyard and the Amawalk Friends Meeting House Cemetery, opening up a clear view of the gravesites. The application states that 40 trees were to be removed, a number of which were dead. The applicant provided a list totaling 66 trees to be removed, on the front, side and rear yards, which doesn't match the number of trees indicated on the application. No map was provided to show the location of these trees. It is the Board's recommendation that before Ms. Iglesias moves forward with her project, she hire a Certified Arborist to properly identify and map the location, species and DBH of all trees that were removed and are proposed to be removed on the property. In addition, a mitigation plan that adheres to the Town of Yorktown's Tree Ordinance must be submitted. To remediate the disturbance at the rear of the property, abutting the Amawalk Cemetery, a natural barrier consisting of native trees should be restored. The remediation plan submitted by the applicant is inadequate as a mitigation plan, as it does not address the proper replacement for trees removed. The plan merely provides landscaping for a proposed in-ground pool. Some of the plants selected for that purpose are invasive and prohibited for sale in CT, and other nearby states. The applicant should source native plants instead of Bishops Weed and Star Jasmine for landscaping around the pool. A proper mitigation plan should be submitted to the Engineering Department and circulated to the Tree Conservation Advisory Committee and the Conservation Board for review before a Tree Permit is granted. At this point the applicant is in violation of the Town's Tree Ordinance and we advise that until all requested paperwork and plans are submitted the permit should not be granted.

3. 2300 Catherine Street Proposed Solar

Ground Solar Arrays

Contact: Fariha Mahjabin Ecogy Energy

Planning Dept. Referral

The Conservation Board met with Fariha Mahjabin from Ecogy Energy to report updates on the proposed Solar Project located at 2300 Catherine Street. We appreciate the changes Ecogy has made to comply with the environmental consultants report and the requests from our previous memo. We would like to see the newest site plan when it is prepared, and corresponding SWPPP, and landscaping plans

4. Boutique Hotel Local Law Amend Chap 300

Town Board Referral

The Conservation Board discussed a Town Board referral for a proposed local law amending Chapter 300 "Zoning," Article VII "Special Uses," by adding a new section 300-83 entitled "Boutique Hotel." The Conservation Board determined that there is no negative environmental impacts to amending Chapter 300 "Zoning," Article VII "Special Uses," by adding a new section 300-83 entitled "Boutique Hotel" and has no objection.

The Meeting Adjourned at 9:00 pm with a motion from Phyllis Bock and second from Peter Alduino.