

TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
July 6, 2022

Board Members Present: Co-Chair Diane Dreier, Co-Chair Phyllis Bock, Patrick François, Robert Waterhouse, Minnie Dineen-Carey, Kim Hughes - Secretary

Board Members Absent: Justin Pruyne, Peter Alduino, Robert Lena, Gerardo Carfagno

Guests: Erick Alves de Sa, Colin Duncan, Matt Regan, Rennie Friedman, Andrew Davis, Matt Matthews

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. Dell Avenue Proposed Solar: 200 Dell Avenue

Application for Site Plan and Special Use Permit Sol Systems LLC

Planning Board Referral

The Conservation Board discussed the Dell Avenue Solar Farm proposal located at 200 Dell Avenue, with Erick Alves de Sa, Matt Regan, Colin Duncan and Matt Matthews of Sol Systems LLC. The Conservation Board reemphasizes our consensus shared in previous memos on the siting of solar arrays. While renewable power sources such as wind and solar present green solutions to cutting carbon emissions, solar farms should be located on sites that have few negative environmental impacts. The ecosystem services that forests provide - carbon sequestration, air and water purification, flood and erosion control, the ability to sustain biodiversity and genetic resources, should all be taken into consideration when reviewing applications such as these. The applicant has performed a Phase 1 habitat assessment to address the presence of endangered and protected species (Bald Eagles, Indiana Bats, and Bog Turtles) on the site. The town's Environmental Consultants should review the report and confirm the status of these species on the property. The proposed solar farm on this ridge will significantly alter the ridge, resulting in a fragmented forest. This area of mature woodlands provides a wildlife corridor linking the forested landscape from New Castle to the south to the protected NYC watershed. The applicant's report claims that alteration to this area will not have a significant impact on the corridor. This corridor also abuts the NYC Reservoir system to the immediate west of Route 100 and serves as a green gateway to the Town of Yorktown from the south. This property was visited and rated by the Yorktown Advisory Knolls as a property to be considered for purchase. The visual impact of solar arrays from distant viewpoints, for example, Turkey Mountain and Teatown Hill, should be assessed. The removal of approximately 1000 trees over the site will change the ability of the substrate to retain water in storm events. The applicant is developing bio retention ponds and swales to ameliorate sheet flow to lower areas. The Town Engineer Dan Ciarcia should review these plans and assess their function and overflow capabilities. The planting plan mentioned the use of a seed mix, which we find inadequate. The board would like to see a mix of native plants suitable for wetland conditions instead. Environmental review should include a site visit by the Conservation Board.

2. Mobile Gas Station: 3205 Crompond Road

Sign Permit and Canopy Application and Special Use Permit

Town Board Referral

The Conservation Board discussed the application for Mobile Gas Station and saw no adverse environmental impacts and agreed for the application to move forward.

The Meeting Adjourned at 8:45 pm with a motion from Diane Dreier and seconded by Pat Francios