

TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
August 7, 2024

Board Members Present: Co-Chair Diane Dreier, Co-Chair Phyllis Bock, Minnie Dineen-Carey, Lisa Rodriguez

Diane Dreier called the meeting to order at 7:35 p.m. The meeting took place in Town Hall Board Room.

Approval of Minutes of Prior Meeting: July 17, 2024

Communications Received: None

Chairpersons Report: None

Reports from Other Committees: None

1. St. Gregorious Orthodox Church – Tree Permit

The Conservation Board discussed an application for a tree removal permit at St. Gregorious Orthodox Church located at 2966 Crompond Road. The applicant did not attend the meeting, and the application was incomplete with no reason stated for the tree removal. Until more information is provided, we do not advise the issuance of a tree permit.

2. Croton Lake Drive – Tree Permit

Mr. Iizuka, of 1590 Croton Lake Drive, Yorktown, appeared before the board to discuss the issuance of a tree permit for the removal of four (4) specimen trees. Mr. Iizuka informed the Board, as per his arborist, the Oak tree needs pruning and does not need to be removed. The Conservation Board recommends the application be revised to state three (3) trees are to be removed. The three (3) trees need to be inspected by Will Batista, Assistant Engineer for concurrence that they are a danger to the house as stated on the application. After inspection, if determined, the trees are a danger to the house, the Board would recommend issuing the permit.

3. AMS – 800 East Main Srub Oak

The Board discussed the rezoning request for an active adult residential community located at 800 East Main Street, Shrub Oak, with Joseph Riina of Site Design Consultants; Diana Kolev, Esq. of DelBello, Donnellan, Weingarten, Wise & Wiederkehr; and Peter Feroe of AKRF Inc. The location is the former Contractor's Register property. A DEIS was submitted.

Overall the Board is in favor of the rezone provided that a closer look at the alternate site layout is undertaken. The proposed layout does not adequately address the stormwater and has a very large footprint on the mostly undisturbed site. The Board is concerned that the four-story buildings will be visible from the Taconic State Parkway, a recognized scenic byway. The alternate site layout reduces the number of proposed units, keeping more of the site in a natural state, leading to overall less disturbance, and more adequately addressing the stormwater needs. The Conservation Board continues to be concerned with the number of proposed developments along the East Main Street (6N) and Route 6 corridor, which are being reviewed in a piecemeal fashion. The Board reiterates that the Jefferson Valley Hamlet is experiencing development pressure from many sides. Taking each proposal independently without considering the total impact of all the proposals combined does not allow for the overall environmental impacts to this

area to be considered.

4. Atrac Recycling Center

The Board discussed the Atrac Recycling Center located at 76 Route 6. Since the Board last reviewed this application, the applicant has applied for a special use permit for a proposed accessory storage for the recycling facility. The proposed special use permit does not change or mitigate the original environmental concerns raised by the Conservation Board upon our initial review of the project at our March 6, 2024, meeting which included concerns regarding the two wetland crossings, the severity of erosion along streams located on the property, and increased traffic flow with the subsequent increase in air pollution. The proposal by this applicant has significant adverse environmental impacts, and we do not support the granting of a special use permit.

5. Ryder Subdivision

Joe Riina of Site Design Consultants presented the Ryder minor subdivision, last reviewed by the Board on May 15, 2022. Request is to approval the subdivision without full site plan approval. The resolution will ensure each lot will require a separate Stormwater Prevention Plan (SWPP), Wetland Mitigation Plan, and Tree Survey.

The Board understands the property will not be developed at this time. The previous submission demonstrates the property can be subdivided and adequate stormwater management and wetland mitigations can be obtained.

The Board agrees with the Planning Board on approval of the subdivision resolution. When each lot is more fully realized, the applicant should return with plans for site plan approval.

The Meeting Adjourned at 8:50 pm with a motion from Phyllis Bock with a second from Lisa Rodriguez.