

**TOWN OF YORKTOWN CONSERVATION BOARD**  
**MEETING MINUTES**  
**June 17 , 2024**

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**Board Members Present:** Co-Chair Diane Dreier, Co-Chair Phyllis Bock, Gerardo Carfagno, Minnie Dineen- Carey, Peter Alduino

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Diane Dreier called the meeting to order at 7:30 p.m. The meeting took place in Town Hall Board Room.

Approval of Minutes of Prior Meeting: May 15, 2024

Communications Received: None

Chair Persons Report: None

Reports from Other Committees: None

**1. Jefferson Valley Overlay District.**

Lake Osceola and adjacent wetlands:

The area of the proposed extension on the Creative Living site, encompasses the wetlands and stream that feed into Lake Osceola. Developing 250+ units would greatly add to the amount of impervious surface, resulting in adverse impact on water quality entering Lake Osceola.

During heavy rainfall events (Ex: July 2023 storm), which are occurring more frequently, Lake Osceola water levels rise and flood backyards and homes adjacent to the lake, and East Main St. More sediment load into the lake could result in further flooding issues.

Traffic:

One of the benefits of the Overlay Zone was to create greater walkable environments in the Jefferson Valley hamlet. Traffic is already heavy along East Main Street. Adding to that volume would further reduce the ability of people to safely walk in that area.

The study does not address the traffic exiting the Taconic Parkway and turning onto East Main Street at the un-signalized left turn before Lee Blvd. This is often backed up to the traffic light at Rt. 6 and the Taconic. Traffic congestion increases vehicle emissions and degrades ambient air quality.

Jefferson Valley Hamlet:

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.

The proposed development of the former Contractor's Register site to the west, the proposed recycling center accessed from Navaho St, in addition to the Creative Living to the east, the increased use of the Jefferson Valley hamlet shopping district, and the development of the solar farm on the former Hill property, were all evaluated independently, and haphazardly, without a coordinated approach to addressing the cumulative impacts to the area.

The adverse environmental impacts have not been addressed and we do not support the rezoning.

## **2. Tree Removal Field Street**

Cherry Hla-Htay, and Robert Pierpont owners of 2474 Field Street, presented a landscape plan to replace trees on their property after removing dead and dying trees from their lot. The Board is in favor of the plan and recommends that planting be done in the fall, and that native flowering and deciduous trees be utilized where appropriate.

## **3. Tree Removal Lakeshore**

Conservation Board reviewed the application for a tree permit submitted by Dennis Wyss. The Board recommends that instead of removing the significantly sized oak, maintenance pruning of the tree should be done by a certified arborist, to remove the limbs growing into the wires and over the roadway. A thorough inspection of the tree and removal of dead or decaying branches should also be performed. We recommend that the permit be denied.

The Meeting Adjourned at 9:30 pm with a motion from Peter Alduino with a second from Gerardo Carfagno.