# **TOWN OF YORKTOWN CONSERVATION BOARD**

### **MEETING MINUTES**

# **May 17th, 2017**

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**Board Members Present**: Patrick Francois, Walter Daniels, Peter Alduino, Kevin Byrnes, Robert Waterhouse, Kim Hughes - Secretary

**Board Members Absent:** Phyllis Bock, Diane Dreier, Robert Puff

**Guests:** Lida Blumberg, Steve Khol, Andy Chueng

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Walt Plankyl called the meeting to order at 7:30 p.m. The meeting took place in the Town Hall Boardroom.

The minutes of 2/15/2017 were approved with a motion from Pat Francois and seconded by Peter Alduino.

**Communications Received:**

* None

**Chairpersons Report:**

* None

**Reports from Other Committees:**

* None

**Old Business:**

* **Faraway Farms:** Pond cleanout due to sediment accumulation. They are restoring the pond to its original state. They will be creating a bio-retention basin and no material will be leaving the site that is dredged out of the pond. The pond will be dewatered and pumped to a sediment tank where it will be strained back to a natural channel. The Conservation Board is in agreement that this is a good method, and is in favor of the plan.

**New Business:**

* **712 Kitchiwan Road**: Zone change from a one family residential R-1-200 to an office zoning district (O). The property shares a driveway with and abuts Kitchawan Preserve, which has significant usage both during the week and on weekends. It is often used as a dog walking area with many dogs off leash and the potential arises for increased problems with more traffic.

Changing the zoning may alter the rural nature of the area. The applicant has stated that no change would be made to the footprint of the building or parking, which doesn’t preclude subsequent owners from adding buildings or changing the footprint. Office zones have different set-back and building requirements that are not in keeping with the current nature of the site. At present the site has a well-defined buffer of trees that shield the building envelope from the road.

Should the zoning change be granted the Conservation Board respectfully requests that the plan be reviewed for stormwater regulations, septic system compliance and keep impervious surfaces at a minimum.

* **The Weyant:** 2040 Crompond Road change of zone application. The Conservation Board sees no adverse environmental impact in changing the zone from an R-120 to a Transitional Zone. The CB is concerned about the increase in impervious surface, the removal of trees that will give a different aspect to the corner of 202, and the height of the proposed buildings. As the plan moves forward the CB would advise that these issues and all stormwater measures be addressed.
* **Harwood Place:** Petition for zone change. The Conservation Board sees no adverse environmental impacts in changing the zone from R-2 Two-Family Residential Zone to R-3 Multi-Family Residential Zone.
* **George Roberta Front St. & Edgewood St.:** Change of zone. There are no adverse environmental impacts with the change of zone from R-120 to Transitional Zoning in order to construct two buildings that will be a mix of commercial space and residential space. When the plan is further developed the Board would like to see mitigation for the loss of the small wetland.
* **Tompkins Garage 1440 Croton Lake Road:** Special Use Permit. The Conservation Board sees no adverse environmental impacts by installing a canopy above the gas pumps.

**Discussion:**

* None

The meeting was adjourned at 9:00 p.m. by a motion proposed by Pat Francois and seconded by Kevin Byrnes.