# **TOWN OF YORKTOWN CONSERVATION BOARD**

###  **MEETING MINUTES**

#  **October 4, 2017**

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**Board Members Present**: Co-Chairperson Phyllis Bock & Diane Dreier, Patrick Francois, Walter Daniels, Peter Alduino, Robert Waterhouse, Kim Hughes - Secretary

**Board Members Absent:** Kevin Byrnes

**Guests:** Town Board Member Ed Lachterman, Environmental Consultant Bruce Donahue, Applicant Gretchen Morfea

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Co – Chairperson Phyllis Bock called the meeting to order at 7:30 p.m. The meeting took place in the Town Hall Boardroom.

The minutes of 9/6//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:**

* **Colangelo aka Featherbed Properties:** The Board reviewed the subdivision site plans with Mr. Donahue. Mitigation for incursion in the buffer is being achieved by the situation of rain gardens in a few areas. One to one mitigation or better is required under the wetlands law. The applicant has indicated that to save a few large trees the road was moved resulting in the buffer incursion. The Board would like to see a tree plan for review. In a previous plan shown to the Board a walking trail was indicated. Although not discussed at our most recent meeting the Board is highly in favor of incorporating this into a final plan for this property. The Conservation Board advises that bonding be put in place for replanting of rain gardens if the plants should fail to thrive in the first two years.
* **3211 Lakeshore Drive:** The Conservation Board has reviewed a referral for 3211 Lakeshore Drive. Although the permanent development is not in the wetland buffer the work associated with the construction could affect the buffer.

The plans submitted are insufficient to make comment. The following needs to be clearly defined on the plans:

1) The existing and proposed grades

1. Limits of disturbance

Resubmission of plans is required for Board to determine if mitigation is required.

**New Business:**

* **Applicant Gretchen Morfea, In-ground pool 1711 Mohansic Avenue:** The proposed development is in the wetland buffer, mitigation is required. The buffer line should be shown on the plans to show the impact to the buffer. The Board advises reducing the size of the pool and changing the shape to have less of the wetland buffer disturbed. The patio size should be reduced to limit disturbance in the buffer and decrease impervious cover. The Board feels strongly that the development should maintain a minimum distance of 25’ from the wetland. The Board is not in support of the present plan. Revise and resubmit for further comment.

**Discussion:**

* None

The meeting was adjourned at 9:00 p.m. by a motion proposed by Diane Dreier and seconded by Robert Waterhouse.