# **TOWN OF YORKTOWN CONSERVATION BOARD**

###  **MEETING MINUTES**

#  **December 6, 2017**

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

**Board Members Absent:** Rob Puff

**Guests:** Brian Cipriani, Joe Riina, Steve Marino, Michael Scott, Phil Sanders

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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 11/4/2017 were approved with a motion from Robert Waterhouse and seconded by Kevin Byrnes.

**Communications Received:**

* None

**Chairpersons Report:**

* None

**Reports from Other Committees:**

* None

**Old Business:**

* **Envirogreen Associates 1851, 1867, 1875 East Main Street.**

**Joe Riina, Site Designs**

The revised plan provides for less intrusion to the wetland but still requires mitigation for elimination of wetland and disturbance into the wetland buffer.

There are several properties along this portion of Rte.6 which have been before the board for approval of wetland permits. The large wetland at the rear of the properties acts as a sponge in times of large storms provides a wildlife corridor behind a busy thoroughfare and filters water as it drains from the roadways surrounding it. All of these projects have a multiplying deleterious effect on the wetland and should be looked at in total rather than piecemeal. The Board is concerned about the proposed access road from adjacent properties. This access road is the reason for the reduction of the wetland. Although in concept it is good planning practice to assist with reducing traffic on Route 6 by having vehicular traffic travel through the connected development, the applicant must confirm the availability of access with the adjacent land-owners for this access road to function. If confirmation is not obtained the access road could be eliminated and intrusion into the wetland will be significantly reduced. The Board also believes that the extension of the culvert and the treatment of the stormwater for Route 6 is not considered to be mitigation but a necessity for this project to be develop.

* **Envirogreen Associates 2040 Greenwood Street.**

**Joe Riina, Site Designs**

The Conservation Board is in favor of the revisions to the plan. Rotating the building and increasing the distance to the wetland is satisfactory. However, the plans still need further development to mitigate disturbance in the wetland buffer. The Board request applicant to return to the board with additional mitigation for disturbance in the wetland buffer. The Board is not in favor of the additional parking in the clear and grubbed area adjacent to the gravel parking lot. This area is in the wetland buffer and the discharge from the cars will not be treated. The Boards requests:

Limit the clearing and grubbing only to provide proper grading and drainage.

Provide a line of native plant material or guard rail along the parking lot edge to limit additional car parking on areas other than the designated gravel parking lot. The gravel provides some measure of filtering discharge from the cars other areas do not.

The Board will be conducting a site visit on Saturday 2/24/2018.

* **Sandvoss**

**Joe Riina, Site Designs**

The wetland delineation has been provided by a professional under contract with the applicant. The wetland delineation should be verified by a non-partial professional. The wetland delineation might need to be updated. A copy of the updated Habitat Assessment Report made available for review. The applicant must provide a mitigation plan for work in the wetland and intrusion in the buffer for review. The stream crossing culverts should have open bottoms to insure that wildlife movement not be impeded. The applicant will need to conform to the Town’s tree ordinance. The plan shows the removal of a significant number of trees. A tree survey should be submitted. The applicant should explore the opportunity to reduce the limit of disturbance by reviewing the grading. The conservation easement should be clearly defined on the site with markers. All protective measure should be applied to insure no erosion will affect the water courses and wetland during and after development. A SWPP needs to be submitted and approved.

* **Gallinelli Minor 2777 Quinlan Street**

**Joe Riina, Site Designs**

The Board reminded the applicant that all development must conform to the town’s tree ordinance. There is a large maple tree of significance on the property. The Board feels there are no other adverse environmental impacts due to this development.

* **2715 Hickory Street, Minor Subdivision**

**Michael Scott & Phil Sanders, RPG Properties**

The plan indicates the properties are to connect to future town sewer lines. There are negotiations between the Town and the applicant on extending the sewer line. Until this agreement is in place and the sewer line has been constructed the Conservation Board does not believe this development will be successful. The development without the connection will have significant adverse effect on the wetland. That being said, the Board has additional concerns on the plans submitted: The wetland delineation has been provided by a professional under contract with the applicant. The wetland delineation should be verified by a non-partial professional. The delineation may need to be revised. The development is completely in the wetland buffer. A Mitigation Plan for intrusion into the buffer is required for review. Applicant suggested a fence be installed 10 feet away from the wetland to limit owners from expanding beyond the fence into the wetland. The Conservation Board advises the fence be a minimum of 15’ from the wetland to insure the backyard closest to the wetlands stay in a natural state. In addition, the Board advises a deed restriction be applied to the land to insure this limitation. The Functional Wetland Assessment Report submitted mentions for mitigation there will be removal of invasive species but no mention of what species. A list of the species and the method(s) for the removal of the invasive species and stabilization of the area after removal should be provided. The plans are not developed showing erosion control measures. All protective measure is applied to ensure that no erosion will affect the water course and wetland during and after development. Plans need to be submitted for review. The applicant’s plan shows a significant number of trees slated for removal. A tree survey should be submitted and a mitigation plan for tree removal is required as per the Yorktown Tree Ordinance. The Board advises that this application needs further development and review. At this time we are not in support of the development and advise against issuing a wetland permit.

**New Business:**

* None

**Discussion:**

* None

The meeting was adjourned at 8:00 p.m. by a motion proposed by Phyllis Bock and seconded by Robert Waterhouse.