# **TOWN OF YORKTOWN CONSERVATION BOARD**

### **MEETING MINUTES**

# **February 7, 2018**

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**Board Members Present**: Co-Chairperson Phyllis Bock, Patrick Francois, Walter Daniels, Kevin Byrnes, Robert Waterhouse, Rob Puff, Kim Hughes - Secretary

**Board Members Absent:** Co-ChairpersonDiane Dreier, Peter Alduino

**Guests:** Joe Riina, Steve Marino, Rick Cipriani, Andy Learn, Lewis Roane, David Sessions

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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.

**Communications Received:**

* None

**Chairpersons Report:**

* None

**Reports from Other Committees:**

* None

**Old Business:**

* **Sandvoss Minor Subdivision**

**1005 Hanover Street SBL: 59.07 1, 7**

**Joe Riina, Steve Marino, Site Designs**

The Board’s memo dated 12/14/17 has several comments not addressed in the plans submitted 2/1/18. Comments from previous memo not addressed are:

The wetland delineation should be verified by an impartial professional. The delineation was provided by a professional under contract with the applicant in 2015, and needs to be updated.

The applicant must provide a mitigation plan for work in the wetland and intrusion in the buffer for review. Water quality practices are not considered mitigation for work in the wetland and buffer. A conservation easement is also insufficient since one-to-one mitigation of wetlands loss is required by Town Code.

If a conservation easement is established who will hold the easement and monitor it? It is recommended that an independent monitor should be appointed.

Applicant is required to conform to the Town’s tree ordinance. Plans have not addressed this requirement.

All protective measures should be applied to insure no erosion will affect the water courses and wetlands during and after development. Plans are difficult to read and Board does not believe this has been adequately addressed.

Additional comments based on the 2-1-18 plans submitted:

Runoff from impervious surfaces is not completely captured. Runoff will negatively affect the wetland. It is unclear if the driveways of the individual houses are curbed. Curbs will assist in directing the runoff to the water retention areas.

The water quality controls in lot 7.1 (southwest lot) might not be effective in heavy rain events. The proposed wall blocks the runoff from directly entering the retention area. Although there is a swale directing the runoff around the wall, in heavy rain events this direction most likely will fail. The runoff will run over the cul-de-sac and down into the wetland with no treatment. This runoff could cause significant erosion. Untreated water and sediment from erosion will be harmful to the wetland ecology.

The plans indicate a 4’ high wall along the common drive. This wall has the potential to hinder and limit the natural movement of fauna.

The wall along the common drive can potentially act as a dam during spring and heavy rain events, which may alter the existing wetland and stream character.

The plans provided do not clearly show the limits of disturbance, especially when constructing the four foot high walls along the common drive. Wall details should be provided and limits clearly defined.

The bio-swales and creative wetland require plantings. No planting plan with plant schedule has been submitted.

Water quality practices require maintenance. Plans do not indicate a maintenance plan and who will be responsible for the maintenance. Maintenance is a necessary to insure the wetland ecology.

The parcel links large areas of significant biodiversity, from Hanover Hill Farm to the north and DEP land to the south, providing a corridor for many species. After reviewing comments and letters to the Planning Board, we advise that a more extensive biodiversity study be undertaken. The Board recommends that the Planning Board deny approval of the February 1, 2018 plans. The Board believes the plans are incomplete and that the above issues be addressed before a wetlands permit is granted.

* **Envirogreen**

**2040 Greenwood Street SBL: 37.15 1-38**

**Joe Riina, Steve Marino Site Designs**

**Rick Cipriani, Applicant**

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.

* **Mobil**

**2035 Saw Mill River Road SBL: 37-14 2-51**

**Andy Learn, Morris Associates**

The Convenience Store is being removed and re-built in corner of lot with minimal disturbance.

The Conservation Board would like to see a vegetative landscape with plantings along the back of the building to provide a visual screen from Triangle Center.

* **Gas Station**

**3451 Crompond Road SBL: 36.6 1-25**

**Lewis Roane, Lewis Roane Design**

The Conservation Board is in favor of the renovations to be done to the Gas Station. Improvement to the property, reduction of impervious surface and plantings are welcomed.

**New Business:**

* **Jefferson Village Pond Dredging**

**SBL: 17.13 2-6, 17.09 1, 67-75, 17.05 1-14**

**David Sessions, Kellard/Sessions Consulting**

The Conservation Board is in favor of maintenance to the ponds. The Boards concern is in how the pond dredging will be conducted and what environmental safeguards will be in place. The Conservation Board advises that Jefferson Village test for contaminants and provides information as to where the disposed material will be.

**Discussion:**

* None

The meeting was adjourned at 9:30 p.m. by a motion proposed by Phyllis Bock and seconded by Robert Waterhouse.