

TOWN OF YORKTOWN CONSERVATION BOARD  
MEETING MINUTES  
March 21, 2012

Present: Co-Chair Diane Dreier, Patrick Francois, Walt Daniels, Walter Plankl, Lori Rotunno,  
Guest: Ann Kutter

Co-Chairperson Phyllis Bock called the meeting to order at 7:37 p.m.

The meeting took place in the Town Hall Board Room

The Minutes of March 7<sup>th</sup> were not approved due to lack of quorum.

**Communications Received**

Communications received circulated and read by the members.

**Chairpersons Report**

Patrick Francois attended the Planning Board meeting and updated the Conservation Board members on the following applicants:

Arrowhead Subdivision

Gione Minor Subdivision

Fieldhome

Mohegan Lake Motors

Tea Temptations

**New Business**

Gilbert Street

Sec. 3717 B 1 L 63

Conservation Board will do a site visit Saturday 3/24 @9:00am and will comment after site visit.

**Old Business**

Old St. George, LLC

1715 E. Main Street

Change of Zone

The Conservation Board has the following comments and concerns:

- The zoning change would require the need for more parking. The site is limited in it's ability to meet the requirement of parking from residential to commercial.
- To accommodate the parking requirements the paper work indicates the development of a parking lot on designated park land. The use of parkland for private use is not allowed. The proposed use could invite an Article 78 action against the town. Because of the legal issues associated with the park land we recommend the issue be brought to the town attorney for review.
- In addition, the proposed parking lot would be constructed in a wetland. Although the wetland has been disturbed the elimination of wetland is not advised. The oil from the vehicles, the salt from maintenance and the filling required for construction would alter the dynamics of the wetland. The proposed development would have adverse effects on the remaining wetland

- The documents were submitted to us without representation. It is unclear if the applicant has shown the placement of the parking lot as being unavoidable. It is also unclear of the full extent of the mitigation.  
At this time we advise against the construction of a parking lot in the wetland and on designated park land.
- We encourage the applicant to propose an alternative. Although the board is not sure of all the requirements, the applicant might want to explore the possibility of closing Old Main St, utilize some of it for parking and restore the rest to wetland. This would eliminate the use of park land and provide mitigation for the development.

### **Discussion**

Ann Kutter spoke about Arbor Day, May 4<sup>th</sup> @ 3:30 at Patriot Garden. All are welcome.

The meeting was adjourned at 8:26 a motion proposed by Patrick francois, and seconded by Walt Daniels.