

**TOWN OF YORKTOWN CONSERVATION BOARD  
MEETING MINUTES  
April 18, 2012**

Present: Co-Chair Diane Dreier, Co-Chair Phyllis Bock, Peter Alduino, Patrick Francois, Walt Daniels, Lori Rotunno,  
Visitors: Ann Kutter

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Co-Chairperson Diane Dreier called the meeting to order at 7:43 p.m.  
The meeting took place in the Town Hall Board Room  
The Minutes of March 7, 2012 were approved with a motion from Walt Daniels, and seconded by Diane Dreier.  
The Minutes from the March 21, 2012, were amended and approved with a motion from Walt Daniels and seconded from Diane Dreier.

**Communications Received**

No Communications received.

**Chairpersons Report**

Guest Ann Kutter updated the Board on latest Planning Board meeting and the applicants listed.

Mohegan Motors

Fieldhome

Hoffman Construction

Shrub Oak Commons

Twist Yogurt

**New Business**

Shrub Oak Commons aka Adler Subdivision

Joe Riina

New Road & East Main Street

Proposed new development in the early stages. Row type housing with sidewalks. Looking to re-zone the property, currently ½ acre. Wetland has been flagged. Details to follow.

Fieldstone Manor-Mohegan Mansions

Strawberry Rd.

Joe Riina

23 acre site. Proposed 16 units. Country style setting, stone walls, maintaining the Tower currently there. Flagged and confirmed by DEC & Bruce Barber. Zoned ½ acre. Going back to Planning with additional information possibility for Cluster flexibility development.

### **Old Business**

Sanctuary Country Club  
Alan Pilch-Evan Associates

We are pleased that the applicant has addressed our comments and have the following additional comments:

The Treatment for the reconstruction of the access road created on Yorktown park land (Turkey Mt. Park) should include treatment to the sub-base. The earth has been compacted by heavy equipment. The compaction will inhibit new growth. The planting plan for this reconstruction area needs to be developed and reviewed. Applicant has ensured the Conservation Board that no further incursion into Turkey Mountain Preserve will occur.

The planting plan for the entire site needs to be developed for comment and review. Particular interest is in the bio-retention areas and the creative wetlands.

Submission, review and acceptance from all boards and regulatory agencies are required from the SWPP>

### **Discussion**

Wetland and water on Granite Knolls west of Stony Street

A drainage issue was brought to our attention on Stoney Street. The water presently spills out into the road from Granite Knolls Park and causes a public hazard, especially in the winter. Environmentally, the water is eroding the slope, creating an unstable environment for the plant material to grow. We have been informed that there will be restoration work on the ball field by the town in the near future. We recommend that this drainage issue be addressed while the work is being performed at the park. Improving the drainage will secure the slope from eroding, maintain the park-like aesthetics and, most importantly, insure the safety of the public.

The meeting was adjourned at 9:00 a motion proposed by Patrick Francois and seconded by Walt Daniels.