

TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
January 23, 2013

Present: **Board Members:** Phyllis Bock, Co-Chair, Diane Dreier, Co-Chair, Pat Francois
Guests: Michael Cortese of CCI Properties (Emerald Hills), Michael Stein of Hudson Engineering (Emerald Hills), Robert Aiello, P.E. of John Meyer Consulting (Staples-Planet Storage)

Phyllis Bock, Co-Chairperson, called the meeting to order at 7:35 p.m. The meeting took place in the Town Hall Board Room.

The minutes of January 9, 2013 were approved with a motion from Diane Dreier and seconded by Phyllis Bock. Pat Francois served as secretary for this meeting.

Communications Received:

None

Chairpersons Report:

None

Old Business:

Emerald Hills Subdivision:

McDonald Road and Old Kitchawan Road (SBL: 69.19-1-3)

This proposed development first came before the Conservation Board two years ago. It is situated at the southwest corner of Yorktown and is designed to be a six-lot major subdivision. A revised site plan was reviewed. The most difficult part of the plan is the location of a septic system for one of the six lots (lot #1). Because the test pits did not meet the required percolation rate the developer is proposing to pump waste via a pipe beneath the driveway and across a wetland to a suitable area where a system will work. The Board had reservations about this, and agreed that this lot due to the percolation test ought not to be used. Other prior concerns about the site appear to have been met.

New Business:

Staples-Planet Storage:

3379 Crompond Road (SBL: 36.06-2-76):

Mr. Aiello showed the proposed plan to build self-storage units in the basement of the existing Staples/Best Plumbing building. The plan for Planet Storage included adding planted islands in an existing parking area and re-grading at the rear of the building to allow both passenger car and truck parking. Additional signs will direct customers to the loading area. No additional impervious area is proposed. The Board asked that curb cuts be made to the planted islands so that water can drain through the soil beneath the parking before it reached the existing drainage. Also, the developer proposes to do additional planting. The Board asked to review that plan when it is available.

The meeting was adjourned at 8:30 p.m. with a motion proposed by Phyllis Bock and seconded by Pat Francois .