

**TOWN OF YORKTOWN CONSERVATION BOARD  
MEETING MINUTES  
March 6, 2013**

**Present:** **Board Members:** Phyllis Bock, Co-Chair, Diane Dreier, Co-Chair, Pat Francois, Walter Daniels, Peter Alduino, Bob Carroll, Walter Plankl, Nancy Calicchia, Secretary  
**Guests:** Robert Aiello, P.E. of John Meyer Consulting, Justin Brown, P.E. of Site Design Consultants, Michael F. Stein, P.E., President of Hudson Engineering & Consulting, Andrew Cortese (Emerald Hills), Supervisor Michael Grace

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Diane Dreier, Co-Chairperson, called the meeting to order at 7:31 p.m. The meeting took place in the Town Hall Board Room.

The minutes of February 6, 2013 were approved with a motion from Walt Daniels and seconded by Diane Dreier.

There are no minutes for the meeting of February 20, 2013 since the meeting was cancelled.

**Communications Received:**

None

**Chairpersons Report:**

- Diane Dreier, Co-Chair, requested Board approval to attend a seminar on how to use Green Infrastructures on Redevelopment of Sites at a cost of \$225.00. The Board was in favor of Mrs. Dreier attending this seminar.
- Phyllis Bock informed the Board that the Vernal Pool Mapping Project presentation by Mike Rubbo was cancelled and will be rescheduled for a future meeting.

**Old Business:**

**Staples-Planet Storage – Revised Existing Site Conditions Response/Site Plans**

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

Mr. Robert Aiello, P.E. was in attendance to discuss the revised "Existing Site Conditions Response" booklet and site plans for the applicant. There was a discussion regarding supplementing, replanting and reestablishing the buffer. Current fencing will be replaced to provide more privacy for residential neighbors. Noise control was also addressed. The Conservation Board will comment after their site visit which is scheduled in coordination with the Planning Board for March 23<sup>rd</sup> at 10:00 a.m.

**Emerald Hills – Proposed 6 Lot Subdivision**

**Route 134 & McDonald Road (SBL: 69-19-1-3)**

Mr. Michael Stein, P.E. and Andrew Cortese (applicant) were in attendance to discuss the revisions to the proposed site plan of 2011. The Board referred to their memo of January 24, 2013 which is still relevant. The applicant is requesting a reduction in the wetland buffer for lot #2 which would require a variable wetland buffer which the Conservation Board does not recommend since there is no variable wetland buffer available in the Town's regulation. If the variable buffer is granted, the Board is recommending the buffer be delineated. The Board is in the process of composing a memo to the Planning Department addressing their concerns.

**Old Business (Cont'd):**

**Fieldstone Manor fka Lake Mohegan Mansion - Subdivision**  
**Strawberry Road, Mohegan Lake (SBL: 15.11-1-17):**

Mr. Justin Brown, P.E. was in attendance to review the plans with the Conservation Board. There has been no change to the original plan other than formalizing it. Mr. Brown updated the Board regarding the stormwater practices and lot locations. The Board referred to their memo of April 27, 2012 which is still relevant. The Board still has some concerns regarding lot #6 which is located in the wetland buffer. A suggestion was made to revise the location of lot #6 by sliding it to the west out of the wetland buffer and eliminating the courtyard. A site visit is potentially scheduled for March 23<sup>rd</sup> in coordination with the Planning Board. The Board is in the process of composing a memo to the Planning Department addressing their concerns.

**Fieldstone Expansion – Stormwater Management Plans**  
**2300 Catherine Street (SBL: 35.12-1-2 & 3)**

Mr. Justin Brown, P.E. was in attendance to discuss the revised stormwater plans. The DEP has declared the current stormwater detention basin a watercourse due to an underground spring, therefore, the applicant must find a new basin. A new location for the basin has been designated and accepted by the DEP. Per Mr. Brown, the buffer impact is significantly reduced with the redesign. The Conservation Board has requested that a tree survey be performed in the disturbed areas affected by the new detention basin. The Board planned a site visit for March 9<sup>th</sup> at 10:00 a.m. The Board is in the process of composing a memo to the Planning Department addressing their concerns.

**New Business:**

**Town Board Resolution to refer a Proposed Local Law amending Chapter 300 of the Code of the Town of Yorktown entitled "Zoning," concerning the keeping of fowl in residential districts.**

The Conservation Board has no comments.

**Discussion:**

Supervisor Michael Grace attended the meeting to discuss the possible donation of 86,000 yards of fill to the town of Yorktown. He also discussed using this fill for the creation of ballfields on the easterly side of the Holland Sporting Club located in Mohegan Lake. The Conservation Board expressed their concerns regarding the quality of the fill and location of the ballfields. The Conservation Board has planned a site visit for Saturday, March 9<sup>th</sup> at 9:00 a.m. and will compose a memo to the Town Board addressing their concerns.

The meeting was adjourned at 9:34 p.m. by a motion proposed by Diane Dreier and seconded by Phyllis Bock.