

**TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
October 9, 2013**

Present:

Board Members:

Phyllis Bock, Co-Chair; Diane Dreier, Co-Chair; William LaScala, Peter Alduino, Patrick Francois, Walter Daniels, Robert Carroll, Walter Plankl, Nancy Calicchia, Secretary

Guests:

Ann Kutter, Planning Board; Frank Giuliano, Landscape Architect

Diane Dreier, Co-Chairperson, called the meeting to order at 7:36 p.m. The meeting took place in the Yorktown Community and Cultural Center Building, Senior Room #16.

The minutes of September 25, 2013 were approved with a motion from Walt Daniels and seconded by William LaScala.

Communications Received:

- Planning Board Resolution Amending Resolution #13-08 dated May 20, 2013 for the Staples Plaza Shopping Center dated and certified October 7, 2013.

Chairpersons Report:

- Co-Chairperson Diane Dreier addressed the issue of the massive new Spectra/Algonquin Gas Transmission Pipeline and Compressor Stations project coming through our area, specifically Sylvan Glen, Granite Knolls and Woodlands. The Board members have many concerns regarding this project with respect to radon issues (higher concentration) potentially going into homes and businesses, etc. The question of the necessity of a wetland permit was also addressed. The Board will inquire with John Tegeder, Director of the Planning Department as to whether there is a site plan for this project and if so, does the Conservation Board need to review it.

Reports From Other Committees:

- Walt Daniels mentioned that John Schroeder observed two box turtles in separate areas near the Dog Park site at Sylvan Glen while on a hike. This observation was forwarded to Bruce Barber, Environmental Consultant for his information. Questions were also raised as to the cost of the fencing.

Old Business:

Fieldstone Manor aka Lake Mohegan Mansion – Landscaping Plan / SBL: 15.11-1-17

Frank Giuliano, Landscape Architect was in attendance to discuss the landscaping plan. He mentioned that 350 new trees will be planted, including some in the buffer area. The plan submitted was typical for one home. Discussion was made that the plan does not reflect the needs of each home as each exposure is different and would require different plantings. The Board is requesting to see a typical plan for each home as well as adding more diversity with respect to the plantings in addition to using all natives wherever possible. The Board is also requesting a mitigation plan for the buffer incursion. The Board is in the process of composing a memo to the Planning Department with these comments.

New Business:

Land Donation Request made by Nick Racanelli & Marylou Racanelli/Manzu
1861 Andre Place – Lot Size 50 x 100 / SBL: 10.14-61-98

The Board has reviewed the request and all agree that there is no conservation benefit to accepting the donation of this property. Ann Kutter, Planning Board liaison mentioned that the Planning Board also felt that there was no need to acquire this parcel. The Board is in the process of composing a memo to the Town Clerk with this comment.

Competition Carting – Application for Special Use Permit
SBL: 37.19-1-2, 37.19-1-91, 48.07-1-9, 48.07-1-57

The Board has concerns after reviewing the application. There was no representative available for the applicant. The short form EAF appears to be inadequate as submitted and the Board is requesting the following items to be clarified:

- Item #8, there is a trailer operating as an office on the site, is this a business or storage facility?
- Item # 9, the site is adjacent to open space, the North County Trailway runs parallel to the applicant's parcel which is not indicated on the EAF.
- Item #11 indicates that wetland permits have been issued for the site in question. Neither the Town of Yorktown wetland permit nor the NYC DEP permit was available for review.

Other concerns are the potential of leakage or spillage of oil and other contaminants from the garbage trucks and roll off containers to be stored on the site and the proximity of the site to a major town wetland. The Board is requesting further information on the daily maintenance and how the applicant will address these concerns. In addition, there is no mitigation for buffer incursion. The Conservation Board is in the process of composing a memo to the Zoning Board with these comments.

Discussion:

- An informal discussion regarding Stateland was made with reference to any potential updates. It was agreed that Walt Daniels will attend the public hearing on October 15th on behalf of the Conservation Board. He will bring any memos pertaining to this project to read at the hearing.
- A reminder was made about the Jefferson Valley Mall public hearing to be held on October 15th.
- All Board members were encouraged to pursue workshops, training opportunities.

The meeting was adjourned at 8:37 p.m. by a motion proposed by Walt Plankl and seconded by Diane Dreier.