**TOWN OF YORKTOWN CONSERVATION BOARD**

**MEETING MINUTES**

**February 19, 2020**

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**Board Members Present**: Co-Chair Phyllis Bock, Robert Waterhouse, Patrick François, Walt Plankl

**Board Members Absent:** Co-chair Dianne Dreier, Peter Alduino, Kim Hughes

**Guests:** Joe Riina, Elliot Senor, John Farrell, Enzo Letizia **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Ms. Bock called the meeting to order at 7:30 p.m. The meeting took place in the Town Hall Board Room. Mr. Francois agreed to take the minutes.

**Approval of Minutes of prior meeting:**

* **(By acclimation)**

**Communications Received:**

* Spring ELLA Workshops are now open for registration. The Town of Yorktown has joined ELLA so that all members of town boards interested in attending may now do so without charge.
* The Economic Revitalization Committee is advocating for establishing Yorktown as a Monarch Butterfly Migration Friendly Town, understanding that this support stands as an exemplar of the broader category of the importance of native pollinators.  Leverage existing/planned activities of both the Garden Club and Teatown such as planting Pollinator Pathways.

**Chair Persons Report:**

* None

**Reports from Other Committees:**

* None

**Old Business:**

* None

**New Business:**

* **Nestle Waters 3775 Crompond Road**

Contact: Joe Riina PE Site Designs (914) 962-4488

Planning Board Referral

**Discussion:**

This site is the former Verizon storage facility. It is entirely covered with an existing building and asphalt parking area. The rear of the property abuts a wetland area so that there is no room for any mitigation or improvement. It was noted that there is a beaver dam across the road which by law cannot be disturbed. This may cause road flooding in the future. The Board discussed ways that the roadside appearance might be improved but there was general agreement that this would be difficult due to the new fencing and its proximity to the roadway. It was suggested that invasive plants at the rear of the property be removed.

The proposal uses the existing building with interior modifications for its use as a merchandise transfer station. Large loads of Nestle’ products are to be loaded on smaller trucks which will then deliver the products to customers, i.e. Coke/Pepsi/Budweiser. One entrance will be for incoming large trucks and another for staff and delivery trucks to enter and exit. There will be needed lighting for security and safety with minimal overhead dispersion.

There is a water/oil separator in the open area which is to be cleaned and tested for continued use. There is also an interior collection area as well.

The Conservation board will prepare a memo with our concerns.

* **387 Granite Springs Road**
* Contacts :John Farrell, Elliot Senor (914) 422-3009

Planning Board referral

**Discussion:**

This proposal is for a building lot for a single family home which may intrude on the wetland buffer. A variance may be needed for this as the original plan was for placement of the house further away from the buffer. A storm water retention plan is being developed with mitigation needed to preserve/protect the wetland buffer.

The Conservation Board recommends that a further review may be needed after the stormwater and variance issues are resolved.

* **Broad Pines/ Prebeck 309-311 Granite Springs Road:**

Contact: Enzo Letezia (914) 522-3278

In 1990 a plan for this project was approved which included a duplex unit similar to the existing one. The property is entered via a driveway from Granite Springs Road at the rear of the existing unit. This will need to be extended to service the intended project. (Parking presently is at the side of the existing units but this new proposal will use under the building parking.) This proposal will use lots #5 and #6 of the site plan. Lot #7 is to be deeded to the Town of Yorktown but this has not yet been completed. Mr. Letezia gave the Board assurances that this is underway and completion is expected in the near future.

**Discussion:**

The management of stormwater drainage needs further review and approval by Town departments as to whether to meet then-existing or current requirements.( What consideration is to be given to a 30-year old plan is beyond this Board’s scope.) It was noted that there is already a de facto drain system which uses a man-made berm at the western edge of the property to divert drainage to a breach in the berm in lot #7 which then allows water flow to the wetland and stream parallel to the development. Further, there has been discussion with other governmental bodies as to diverting drainage from Broad Street from this proposal. (There is also drainage from Granite Springs Road which may enter the property.) Already extant are in-ground drain pipes which are of unknown utility. Mr. Letezia said he intends to evaluate them with a remote camera tool. There is also a small storage building on the property in lot #6 not noted in the 1990 plan. Lots #5 and #6 are also in the designated wetland buffer zone. Intrusion here may require appropriate mitigation

The Conservation Board recommends further review after the problems noted here are resolved elsewhere.

The meeting was adjourned at 8:45 p.m. with a motion proposed by Phyllis Bock and second by Robert Waterhouse.