

**TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
June 1, 2011**

Present: Ann Kutter, Diane Dreier, Patrick Francois, Walter Plankl, Walt Daniels, Bob Carroll Lori Rotunno

Visitors:

Co-Chairperson Ann Kutter called the meeting to order at 7:34 p.m.
The meeting took place in the Town Hall Board Room

The Minutes of May 18th meeting were approved, accepted with a motion from Walt Daniels, and seconded by Diane Dreier

Communications:

Communications received were distributed and reviewed.

New Business:

Old Business:

Zeal Construction/1719 Parmly Road

Rose Ann Carozza

Our primary comment on this application is still that this is an inappropriate site for development because it is completely in the wetland buffer.

That being said, if development cannot be avoided, we request that:

1. The house be moved closer to the road by five (5) feet, that is be also be moved to the east by ten (10) feet and that the house size be reduced by two (2) feet. All of these actions taken together would bring the house 20 feet from wetland boundary. Where it is sits now it is only 12 feet from the wetland boundary. Applicant agreed to this comment.

Applicant has complied.

2. In addition to these measures, the applicant assured us the house will NOT have a deck.

3 .We also note the applicant is planning to manually clean up (remove) the debris that has been dumped on site over the years. We have requested that invasive plant material be removed as well.

4.The applicant proposes mitigation in the buffer only, including the clean up referred to above as well as plantings .We request the use of plants sized so that plants will be at a minimum 85% established by the end of

the first growing season to help reduce the likelihood that invasive plant material will reestablish.

Further review of the notes and plant schedule indicates all plant material sizes to be 3-4 gallon container. We recommend the following sizes and root treatment:

- a. American Sycamore to be 2"-2 ½" caliper, balled and burlaped (B&B)
- b. Arrowwood to be 4'-5' height, balled and burlaped (B&B)
- c. Winterberry to come in 5 gallon containers
- d. Iris to come in either 1 or 2 gallon containers
- e. All other plants are acceptable in 3-4 gallon containers.

The plan shows 5 Sycamores will be planted along the (Northwestern?) edge of the property. This is too many. The sycamore's would be better distributed along the conservation easement line rather than as a close group. When larger those should be good shade trees for the house reducing the cooling load during the summer, particularly if placed on the south and west sides.

5. A post and rail fence to be installed along the wetland boundary to provide clear delineation of the boundary

6. We suggest a 5 year maintenance bond for buffer vegetation to ensure adequate measures are taken to ensure the viability of the plantings protecting the wetland buffer.

7. We have asked for, and the applicant has agreed to, a properly recorded Conservation Easement. The easement should also be monumented on site.

Applicant has complied with a monumented easement.

8. We request there be no path through the wetland for lake access and/or boat dock from this site. This request needs to be properly recorded in the deed.

Due to the close proximity to the wetland and Mohegan Lake, and the fact that road runoff will be diverted into the wetland, we request that this area be considered as a low or no salt area for road maintenance, similar to the precautions taken in other sensitive watershed areas.

Crompond Crossing

Public hearing set for June 13th.

Conservation Board has no additional comments at this point. Previous memo dated May 23rd addresses our comments and suggestions.

Bruce Donohue will be attending our next CB meeting June 15th to give a brief presentation on "buffer function"

Hike Our Preserves- Saturday June 4th 10-3. Ad placed in The Examiner.

The meeting was adjourned at 8:09 a motion proposed by Patrick Francois and seconded by Bob Carroll.