

**TOWN OF YORKTOWN CONSERVATION BOARD  
MEETING MINUTES  
April 3, 2013**

**Present:** Board Members: Phyllis Bock, Co-Chair, Diane Dreier, Co-Chair, Patrick Francois, Walter Daniels, Peter Alduino, Bob Carroll, Nancy Calicchia, Secretary  
Guests: Robert Aiello, P.E. and Paul Sysak of John Meyer Consulting, Charles J. Diven, Jonathan Saporta, Steve Marino of Tim Miller Associates, Ann Kutter, Planning Board

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Diane Dreier, Co-Chairperson, called the meeting to order at 7:38 p.m. The meeting took place in the Town Hall Board Room.

The minutes of March 20, 2013 were approved with a motion from Walt Daniels and seconded by Diane Dreier.

**Communications Received:**

Zoning Board of Appeals agenda dated March 28, 2013.

**Chairpersons Report:**

None

**Old Business:**

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

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

Robert Aiello and Paul Sysak of John Meyer Consulting were in attendance to discuss the overall site plan/landscaping plan. Discussion of the landscaping plan, the addition of trash enclosures and privacy fencing (*plant screening or adding slats to the bottom of the fence*) was discussed. Regarding the fencing, Mr. Aiello suggested reaching out to the neighbors to see if they had a preference. On a whole, the Conservation Board was pleased with the landscaping plan and feel that the plant selection placement and density is acceptable. The Board is in the process of composing a memo to the Planning Department.

**Creative Living – Site Plan to Construct an Air-Supported Dome**

**Navajo Street (SBL: 6.14-1-2)**

Charles J. Diven (applicant), Jonathan Saporta (applicant's partner) and Steve Marino of Tim Miller Associates were in attendance to discuss the site plan. The applicant reviewed the overall concept plan (*as mandated by the Town Board*) with the Conservation Board. There are currently four phases within the overall plan. The applicant mentioned that his current interest was for approval to construct a dome on Phase 1 of the plan. There will be synthetic turf beneath the dome. Since the dome will only be up a few months out of the year, discussion regarding drainage was addressed. Other areas of concern were the visual impact of the dome to the surrounding neighborhoods, completion of the mitigation plan (*applicant stated it will be completed by June*), and the safety of the three bridges that cross over the existing watercourse.

Overall, the Board still has many concerns. Some in particular are the environmental impacts, tree removal, excavation, drainage, additional impervious area, bridge safety, dome visibility and lighting. The Board has scheduled a site visit for Sunday, April 7, 2013 at 10:00 a.m. The Board is in the process of composing a memo to the Town Board.

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

**Emerald Hills – Alternate Subdivision Plan  
Route 134 & McDonald Road (SBL: 69-19-1-3)**

No representative was in attendance. The Conservation Board commented that their previous memos of 3-11-13 and 1-24-13 are still relevant and reserve their right to comment until the recreation plan is submitted to the Planning Department. The Board is in the process of composing a memo to the Planning Department.

**New Business:**

None

**Discussion:**

- Walt Daniels mentioned that the “**Parks Day**” scheduled for Saturday, May 4<sup>th</sup> at Granite Knolls will be a hiking event since there is a strong possibility that the barn structure will not be removed.
- Ann Kutter reported that at the Town Board meeting of Tuesday, April 2nd, there was mention of the Holland Sporting Club and the possibility that this site may still be a candidate for the fill that is currently being offered as a donation to the town. The Conservation Board is concerned with the wood chips that are currently on the ground at the Holland Sporting Club, particularly what’s beneath the chips after disintegration. The Board agreed that the fill needs to be tested before any fill is transported.

The meeting was adjourned at 9:17 p.m. by a motion proposed by Diane Dreier and seconded by Pat Francois.