

**TOWN OF YORKTOWN CONSERVATION BOARD**  
**MEETING MINUTES**  
**June 19, 2013**

**Present:** **Board Members:** Phyllis Bock, Co-Chair, Diane Dreier, Co-Chair, William LaScala, Walter Daniels, Peter Alduino, Patrick Francois, Walter Plankl, Nancy Calicchia, Secretary  
**Guests:** Alan Pilch, PE for Sanctuary Golf Club, Rahul Verma, PE of East of Hudson Watershed Corp., William E. Lachenauer, Project Coordinator for Emerald Hills Subdivision, Andrew Cortese for Emerald Hills Subdivision, Neil Alexander of Cuddy & Feder, Ann Kutter of Planning Board

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Phyllis Bock, Co-Chairperson, called the meeting to order at 7:30 p.m. The meeting took place in the Town Hall Board Room.

The minutes of May 1, 2013 were approved with a motion from William LaScala and seconded by Patrick Francois.

There are no minutes for the meetings of May 15, 2013 and June 5, 2013 since they were canceled.

**Communications Received:**

- Planning Board Resolution #13-04 titled resolution reapproving the subdivision plat titled Arrowhead Subdivision (SBL: 48.13-1-6) dated and certified May 6, 2013.
- Planning Board Resolution #13-14 titled resolution approving conservation easement agreement of lot 2.1 of the Cserenyi subdivision SBL: 27.19-1-26 dated and certified June 10, 2013.
- Planning Board Resolution #13-03 titled resolution approving modification of conservation easement of lot 2.1 of the Cserenyi subdivision SBL: 27.19-1-26 dated and certified June 10, 2013
- Planning Board Resolution #13-09 titled resolution approving amended wetland permit #WP-E-012-10 for Adrian Auto Body dated and certified June 10, 2013.
- Planning Board Resolution #13-08 titled resolution approving an amended site plan, a stormwater pollution plan permit, a tree permit and a special use permit for a self storage within a retail shopping center for the Staples Plaza Shopping Center dated and certified May 20, 2013.

**Chairpersons Report:**

None

**Reports From Other Committees:**

Walter Plankl reported that the E Panel mentioned placing four dry fire hydrants along the Croton Reservoir. The water is to be siphoned from the reservoir.

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**Old Business:**

**Sanctuary Golf Club – Application For Amended Special Use Permit  
Saw Mill River Road, Yorktown, SBL: 59.09-1-10**

Alan Pilch, P.E. of Evans Associates Environmental Consulting, Inc. was in attendance to discuss the application and changes to the stormwater management plan. The Board was satisfied with the plans presented. A copy of the Turf Maintenance Program was requested. The Board was also interested in the construction plan. Mr. Pilch mentioned that work would be done as soon as possible once approved. The Conservation Board still stands by all their previous memos. Some other issues discussed were tree removal, mitigation, square footage of disturbed areas indicated on most recent plans submitted and square footage of disturbed areas on the previous approved plan, re-establishing the buffer area, erosion avoidance, transition from fallow to grass, inspection of the new stone wall around the tennis courts by the town engineer, ensuring dam improvements comply with NYS-DEC regulations and planting plans for the disturbed areas. Discussion regarding lighting (night sky compliance) was also addressed. The Conservation Board is in the process of composing a memo to the Town Board.

**Emerald Hills Proposed Subdivision – Layout Plan  
Rt. 134 and McDonald Road, SBL: 69.19-1-3**

William E. Lachenauer, Project Coordinator of Hudson Engineering & Consulting, P.C., Andrew Cortese, applicant and Neil Alexander, Land Use Attorney for Cuddy & Feder were all in attendance to discuss the application. The Conservation Board stands strongly behind their comments of previous memos regarding the elimination of lot #1. The driveway for lot #1 is located on an old farm road where the existing pipe needs to be investigated to determine if it is structurally sound for constant vehicular traffic. The constant traffic may put a great burden on the existing pipe that channels water beneath the driveway. The Board feels that upgrading this pipe can negatively impact the water flow and level of the wetland. The Conservation Board is in the process of composing a memo to the Planning Department.

**New Business:**

**Town of Yorktown – Application for a Wetlands Permit  
Greenwood Street, Yorktown Heights, NY 10598**

Application needed to place sheet piling in order to repair defects in the culverts on Greenwood Street. Per the Town Engineer, this is a state dot mandated project. Currently the water comes up and over and floods the street and adjacent properties. The Conservation Board feels that the the plans do not show the work to be completed in the disturbed areas and are requesting these areas to be addressed. The Board would also like to see a planting plan for the disturbed areas which would aid in the erosion control along the edge of the stone embankment. The plants will also enhance the water quality of the runoff from the road. The Conservation Board is in the process of composing a memo to the Town Board.

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

**East of Hudson Watershed Corp. – Application for a Wetlands, Stormwater and Tree Permit**  
**2281 Crompond Rd, Yorktown, SBL: 37.09-1-3**

Mr. Rahul Verma, P.E. was in attendance to discuss the application. The application is needed for construction of a stormwater micropool extended detention basin to remove phosphorous from stormwater runoff in the NYC watershed. Mr. Verma gave a brief history of the company. The company currently works with 16 towns, 2 villages and 1 county mainly dealing with phosphorous removal. Funding is received from the DEP and Watershed Agreement through the DEP. The project was referred by Bruce Barber, Environmental Consultant. Removal of 6 or 8 kg of phosphorous is expected for this project, as well as repair of a catch basin and adding an additional pipe into the catch basin. No oil separation will be done in this project. The project will be maintained by the Corporation as long as it remains funded. The current vegetation is invasives, once the work is complete, natives will be put in. All work will be done in the buffer area. The Conservation Board are all in agreement for granting the wetland permit and will compose a memo to the Town Board.

**Discussion:**

- Walter Plankl mentioned that his 3 year term as a Conservation Board member will be expiring on July 31, 2013 and would like to be reappointed for another 3 year term. Phyllis Bock asked Nancy Calicchia, secretary for the Board, to send a memo to Supervisor's Assistant and Town Clerk requesting reappointment.
- Nancy Calicchia asked the Board to review and approve a Records Management/Records Destruction Authorization List for certain files. The Board Members reviewed the list and it was approved by Co-Chairs Phyllis Bock and Diane Dreier.

The meeting was adjourned at 9:15 p.m. by a motion proposed by Phyllis Bock and seconded by Walt Daniels.