



**TOWN OF GREENBURGH
Conservation Advisory Council**

Greenburgh Town Hall

Steve Belasco Room

Minutes of Meeting Thursday, February 28, 2019

ROLL CALL:

CAC Members Present: T. Tori, S. Hernstadt, G. Theisen, D. Maiello

Town of Greenburgh: Sven Hoeger, Town Environmental Consultant

Others: Zac Pearson PE Insite Engineering & David McCaffrey - Metropolis County Club

APPROVAL OF MINUTES:

- a. February 14, 2019 minutes approved.

CORRESPONDENCE:

- a. No new correspondence.

TOWN INFORMATION:

- Collection and transportation (possibly with bio-diesel trucks) of organic waste – no new discussion. The CAC is awaiting information from member Samuel Washington with regard to what happens to Greenburgh's waste per his discussion with the Town and/or County.

WETLANDS AND WATER COURSES PERMIT REFERRALS:

- a. **Case No. PB 19-02 Metropolis Country Club – 289 Dobbs Ferry Road, P.O. White Plains, NY – Planning Board Wetland/Watercourse Permit**

The Department of Community Development and Conservation received application materials in connection with a wetland/watercourse permit for a proposal consisting of the construction of a new, relocated, approximately 1,200 sq. ft. irrigation pump house (to replace an existing pump house); to dredge and deepen an existing on-site irrigation pond located adjacent to the pump house for additional water storage purposes; and to construct an access road to the new pump house from Juniper Hill Road. The applicant proposes approximately 41,300 sq. ft. of direct disturbance to the pond associated with dredging and deepening the pond and approximately 21,200 sq. ft. of disturbance to adjacent regulated buffer areas. The project involves approximately 3,500 cubic yards of excavation associated with dredging and deepening the pond and 0 cubic yards of imported fill. The project involves the proposed removal of regulated trees and requires that a tree removal permit application be submitted to the Town Forestry Officer.

The property consists of approximately 4,556,376 sq. ft. (104.6 acres), and is situated on the south side of Dobbs Ferry Road (Route 100B). The property is located in the R-20 One-Family Residence District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.141-94-11,12 & 18.

Mr. Pearson (the engineer for the proposal) and Mr. McCaffrey (the golf course superintendent) explained the proposal to the CAC members. They explained that the proposal includes deepening an existing pond (to create more irrigation water capacity) and constructing a new pump house in a new location. The new pump house will enable the golf course to create a more efficient, zoned irrigation system located away from golf course activities. The golf course is upgrading its existing facilities with the long-term goal of becoming self sufficient with respect to irrigation water supply (i.e. not have to draw from Town system). It is anticipated that the deepened pond and new pump system will reduce the golf course's use of Town water by one-half. The new pump system will be used for irrigation as well as irrigation water treatment (pH balancing and fertigation). The golf course anticipates adding additional wells for irrigation within the next two years.

Runoff from the existing pump house road and roof are not treated. Runoff from the new road and new building will be directed to underground stormwater systems. The proposed pumps are all electric.

With respect to landscaping, the existing south pond is planted with native grasses and the north pond with ornamental grasses. The golf course prefers grasses around the pond perimeter to maintain consistency with the overall golf course aesthetics. Sven Hoeger, the Town's environmental consultant, reviewed the proposed project and submitted a report (dated February 6, 2019) with several suggestions with regards to planting around the perimeter of the pond.

The CAC passed a motion to recommend the wetland/watercourse permit be granted per the adoption of the recommendations in the Staff Report dated February 13, 2019, and per the adoption of the recommendations in Mr. Hoeger's February 6, 2019 report.

ON-GOING ITEMS - updates when available

- Update on status of Tree Law – no new discussion.
- Elmwood County Club – the CAC was informed that the potential pool of consultants to review the Country Club application on behalf of the Town has been narrowed down to 4.
- 4 Corners proposal – no new discussion.
- Excess Food for Needy Law – no new discussion.
- Development process and procedures – no new discussion.
- Alternate Member – no new discussion.
- 2018 Annual Report – Chairperson Tori indicated that she is working on the Annual Report and will send a draft to the CAC members for their review and comment.

NEW BUSINESS

- Web Page – Greg Theisen agreed to be the CAC's representative with respect to the Town's new website. He will reach out to Garrett Duquesne to find out the status of the web page design.
- Saw Mill River Watershed Advisory Board (SWAB) – CAC member Sharon Hernstadt attended the February 28, 2019 meeting of SWAB and gave the CAC a summary overview of what was presented. The CAC understands that SWAB will be looking for support and

information from the Town. SWAB plans to send out a survey to municipalities potentially impacted by the Saw Mill River and plans to apply for grant funds. The Saw Mill River is owned by the State and by the Department of Transportation. SWAB is sponsored by Westchester County.

ESTABLISH DATE OF NEXT MEETING:

Thursday, March 14, 2019.