



**TOWN OF GREENBURGH
Conservation Advisory Council**

Greenburgh Town Hall

Steve Belasco Room

Minutes of Meeting Thursday, March 28, 2019

ROLL CALL:

CAC Members Present: M. Sigal, S. Hernstadt, M. Beal, D. Maiello

Town of Greenburgh:

Others: Peter Singh, Lindsay Kaufman, Liz Kaufman (Town residents)
Eliot Senor (PE, Gabriel E. Senor P.C.), Charlotte and Justin Martin (Applicants)
Kathleen Snyder (RLA, Insite Engineering) for St. Andrew's Golf Club

APPROVAL OF MINUTES:

February 28, 2019 minutes approved.

CORRESPONDENCE:

No new correspondence.

TOWN INFORMATION:

- Collection and transportation (possibly with bio-diesel trucks) of organic waste – no new discussion.
- Lindsay Kaufman, a 9th grader at Edgemont High School, spoke to the CAC about her goal to see plastic bags banned from the waste stream. Lindsay noted that plastic bags kill millions of sea creatures because people don't properly recycle their plastic bags so they end up in our water ways. CAC member Mike Sigal gave Lindsay a general overview of the attempts that have been made to regulate the use of paper and plastic bags at the State, City and County levels. The CAC agrees that removing plastic bags from the waste stream will help the environment. Based on its research, the CAC also believes the use of paper bags should be discouraged. The ban on plastic bags has been included in the pending New York State budget vote. Mike Sigal suggested that Lindsay return to the CAC for the April 11th meeting (at which time New York State will have a budget vote decision). Depending on the outcome of the vote and the regulations approved, the CAC will discuss if the legislation is satisfactory or whether additional legislation at the local level is warranted (i.e. charging a fee for paper bag usage).

WETLANDS AND WATER COURSES PERMIT REFERRALS:

Case No. PB 19-04 MacMillan – 39 Ridge Road, P.O. Hartsdale NY – Planning Board

Wetland/Watercourse Permit

The Department of Community Development and Conservation received a wetland/watercourse permit application involving: (1) the proposed re-grading of the rear yard of an existing single-family residential property; (2) the proposed piping (95 linear feet of 12" rigid HDPE pipe) of an

on-site intermittent watercourse channel, and the directing of it to another on-site watercourse, both located in the rear yard of the subject property, which includes the proposed construction of a 3-foot concrete headwall at the intersection of the two watercourse channels, to make the rear yard space more usable for the property owners; (3) the proposed installation of a drainage system around the existing residence, to direct roof leaders into the proposed piping in the rear yard; (4) a proposed 400 sq. ft. expansion of the existing driveway; (5) the proposed construction of a 3-foot high stone retaining wall approx. 110 linear feet in length along the southerly property line; (6) the proposed installation of a 6-foot high vinyl fence along portions of the south side and rear yards; (7) the removal of eight (8) regulated trees from the site; and (8) the proposed installation of twenty eight (28) trees and various wetland mitigation plantings on the property. The watercourse and watercourse buffer area on the applicant's property consists of approximately 29,759 sq. ft., and the applicant is proposing approximately 17,000 sq. ft. of disturbance. The applicant proposes 0 cubic yards of excavation, and approximately 650 cubic yards of imported fill, requiring a Fill Permit through the Town Engineer, to carry out the project. The subject properties consist of approx. 47,250 sq. ft. and are situated on the westerly side of Ridge Road, approximately 475 ft. south of the intersection of Ridge Rd. and W. Hartsdale Ave. The properties are situated in the R-20 One-Family Residence District, and are designated on the tax map of the Town of Greenburgh as Parcel ID: 8.190-139-4 & 5.

Eliot Senor, PE with Gabriel E. Senor P.C., presented the application to the CAC members on behalf of the Applicants (Charlotte and Justin Martin). Mr. Senor explained that the site changes proposed are to create a usable backyard for the homeowners. Per Mr. Senor, there are two intermittent streams on the property; the property to the south of the site was filled so that their stormwater flows onto and across this property to continue north. According to Mr. Senor, the proposed underground drainage pipe has been sized for the entire drainage basin. Planting for erosion control is proposed at the pipe outlet. There is a wide swale located over the pipe to further direct runoff to the east-west stream. 8 trees are being removed for grading (maples and oaks) and 28 trees are proposed (2 elm trees, the remainder evergreen trees). The majority of the tree planting will be located in undisturbed areas to maximize the usable backyard space.

- The CAC asked if iTree was used to evaluate the impact or replacement cost of the loss of the 8 trees. Mr. Senor said it was not.
- Mr. Senor confirmed that imported fill will be tested per Town standards.
- The CAC recommended that, considering the nature of the debris that is being cleaned up from the site, imported and on-site topsoil be tested.
- The CAC recommended that some wetland grasses be added to the proposed shrub mix along the watercourse.
- The CAC asked that the Applicant consider installing a wood fence instead of a vinyl fence due to potential environmental impacts of vinyl.
- The CAC asked that the applicant consider adding more hardwoods to the proposed tree planting.
- Mr. Senor indicated that the stormwater design/pipe size was based on an analysis of the 25 year storm. The CAC asked if the Town Engineer could confirm that the 25 year storm is sufficient for the analysis. The CAC expressed concern that while the existing north-south intermittent stream provides stormwater runoff a chance to be slowed and filtered, and to

infiltrate, the proposed pipe will channel runoff directly to the east-west stream which is very close to the neighbor's property.

CAC member Mike Sigal recused himself from consideration of this application. As there were not enough members present for a quorum on this application, the CAC did not vote on this application.

Case No. PB 19-07 – St. Andrews Golf Course, 10 Old Jackson Avenue P.O. Hastings-on-Hudson, N.Y. (Wetland/Watercourse Permit)

The Department of Community Development and Conservation received a wetland/watercourse permit application involving the proposed reconfiguration of the entryway to the St. Andrews Golf Course property, located at 10 Old Jackson Avenue, P.O. Hastings-on-Hudson. The project involves a proposal to improve the process involved with Club members, residents and guest arrival to the property. The applicant intends to remove the security guard from the gate house and install a gate system which will allow members and residents access to the property through a card reader. Guests would pull up to an intercom/camera system to gain access to the site. Proposed improvements include the installation of new gates, a call box and cameras, as well as the reconfiguration of a portion of the existing driveway and related curbing. The project area is located within a watercourse buffer area and floodplain area. The applicant proposes approximately 2,794 sq. ft. of disturbance within the 13,068 sq. ft. of watercourse buffer area located within the project area on-site. The applicant proposes approximately 15 cubic yards of excavation, and approximately 20 cubic yards of imported fill. There are no regulated trees proposed for removal in connection with the project.

The subject property consists of approximately 6,788,390 sq. ft. (155.84 acres), and is situated on the northerly side of Old Jackson Avenue, approximately 300 ft. west of the intersection of Old Jackson Avenue and Jackson Avenue. The property is situated in a PUD – Planned Unit Development Zoning District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.500-351-1.SA.

Kathleen Snyder, RLA with Insite Engineering, P.C., described the project to the CAC on behalf of St. Andrews Golf Course. Ms. Snyder explained that the existing gate house is adjacent to two stormwater areas. Some widening of the existing driveway is required but an existing parking area will be removed so there will be an overall decrease in impervious area of approximately 230 sf. The existing water course will not be impacted by the proposed improvements. Ms. Snyder confirmed that the area is in a flood plain and therefore the project will go to the Planning Board for SEQRA determination. Per Ms. Snyder, due to design changes/refinements, there will not be 20 cy of imported fill - there will be 5 cy of cut and 7 cy of imported fill.

The CAC voted to recommend approval of the Wetland and Watercourse Permit subject to the following conditions:

1. The Planning Board issues a Negative Declaration under SEQRA;
2. Any New York State required permits are obtained; and

3. No more than 10 cy (net) of imported fill are required; otherwise the CAC recommends soil testing.

ON-GOING ITEMS - updates when available

- Update on status of Tree Law – no new discussion.
- Elmwood County Club – no new discussion.
- 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 – no new discussion.
- SWAB (Saw Mill River Watershed Advisory Board) – no new discussion.
- Web page

NEW BUSINESS

ESTABLISH DATE OF NEXT MEETING:

Thursday, April 11, 2019.