



**TOWN OF GREENBURGH
Conservation Advisory Council**

Greenburgh Town Hall
Steve Belasco Meeting Room

Minutes of Meeting Thursday, November 14, 2019

ROLL CALL:

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

Town of Greenburgh: Sven Hoeger, Ecologist/Wetland Specialist Town Consultant

Applicants: Sean Cain, Sunningdale Country Club, Golf Course Superintendent

Zac Pearson P.E., Insite Engineering for Sunningdale

Bruce Friedman, Ecological Analysis for Sunningdale

Others: P. Guggenheimer, E. Hart

APPROVAL OF MINUTES:

October 10, 2019 minutes approved.

CORRESPONDENCE:

No new correspondence.

WETLANDS AND WATER COURSES PERMIT REFERRALS:

- Case No. PB 19-28 – 300 Underhill Road (Sunningdale Country Club), P.O. Scarsdale, N.Y. – Wetland/Watercourse Permit

The Department of Community Development and Conservation received application materials in connection with a wetland/watercourse permit application consisting of the proposed piping of an existing watercourse that runs through the play area of the 16th hole fairway, which will be relocated to run through an open bottom culvert crossing and outlet in the existing drainage course on the other side of the fairway. The associated wetland on each side of the watercourse is to proposed be filled and a mitigation area of 1.5 times its size will provide enhanced wetland functions in this portion of the golf course. The applicant proposes to disturb approximately 14,500 sq. ft. of wetland/watercourse buffer area (~3,400 sq. ft. of direct wetland/watercourse disturbance) on the subject property in connection with its proposal. The applicant proposes an approximately 6,000 sq. ft. wetland mitigation area with a focus to preserve and enhance runoff control and groundwater recharge potential, while providing a multi-strata diversified planting scheme.

The property consists of approximately 5,544,752 sq. ft. (127.3 acres), and is situated on the north side of Underhill Road. The property is located in the R-30 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.351-255-1.SE.

Zac Pearson, PE described the proposed improvements to the CAC. Per Mr. Pearson, there is an open channel pipe at the 16th hole. Approximately 3800sf of wetland will be removed and replaced with about 6000sf of wetland mitigation. The existing wetland drains to the south to an

existing stormwater pond. The proposed location of the wetland mitigation is already a low area and shows signs of wetland plants. The proposed structures includes a bridge with a rock lined channel over the existing watercourse.

The CAC asked if it were worthwhile to try to relocate some of the existing wetland plants to the new wetland mitigation area. Sven Hoeger, the Town's wetland consultant indicated that was not necessary due to the size of the existing vegetation (relatively immature) and the existing lack of animal habitat. Sven indicated he had already asked the applicant to replace the proposed aster with milkweed which they had agreed to do and was shown on the plans.

With respect to cut and fill, the Zac indicated that the site was relatively balanced with cut (and any import fill required) used to fill in the areas adjacent to the existing crossing.

The CAC voted to recommend approval of the wetland/watercourse permit subject to the following conditions:

1. All the recommendations of the Staff Report dated November 7, 2019 are followed.

ON-GOING ITEMS - updates when available

- Tree Law - Public hearing on the Tree Law was held last night. A second public hearing is scheduled for November 19th.
- Elmwood County Club – no new discussion.
- 4 Corners proposal – no new discussion.
- Excess Food for Needy Law – no new discussion.
- Development process and procedures – local land use advisory committees - no new discussion.
- SWAB (Saw Mill River Watershed Advisory Board) – no new discussion.
- Web page – no new discussion.

NEW BUSINESS

- Floating Zone – The CAC reiterated its objection to Floating Zones as a zoning technique as opposed to review via a Special Permit application.

ESTABLISH DATE OF NEXT MEETING:

Thursday, December 12, 2019.