



**TOWN OF GREENBURGH
Conservation Advisory Council**

Minutes of Meeting

Thursday, April 8, 2021

Zoom Meeting hosted by Aaron Schmidt and Theresa Tori

ROLL CALL:

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

CAC Student Members Present:

Town of Greenburgh: Aaron Schmidt, Deputy Commissioner CD & C

Town Residents: N. Drain and L. Silverstein (interested in joining CAC); M. Bodin

Applicants: For PB 21-02 25 Bayberry Road application: Emilio Escaladas, PE of Escaladas Associates

Others:

APPROVAL OF MINUTES:

a) March 25, 2021 – minutes approved

CORRESPONDENCE:

a) None

NEWS:

a) Thanks to an application by Deputy Commissioner Schmidt, the Town of Greenburgh was designated as a Tree City of the World. Greenburgh is one of only two New York state municipalities that received this designation. There are only 38 Tree Cities of the World in the U.S. and 120 in the world. The CAC commended Deputy Commissioner Schmidt on his tree planting and preservation efforts in Greenburgh which enabled the Town to receive this impressive designation.

WETLAND/WATERCOURSE PERMIT REFERRALS:

a) Case No. PB 21-02 Patel, 25 Bayberry Road, P.O. Elmsford – Minor Project
Wetland/Watercourse Permit

The Department of Community Development and Conservation has received a minor project wetland/watercourse permit application involving the proposed construction of a new front porch with roof and first and second floor additions, with related improvements. A regulated watercourse exists on-site. The watercourse and watercourse buffer area on the applicant's property consists of approximately 35,591 sq. ft., and the applicant is proposing approximately 1,200 sq. ft. of disturbance within the regulated buffer area. No direct disturbance to the watercourse is proposed. The applicant proposes approximately 1 cubic yard of excavation, and 0 cubic yards of imported fill. The applicant proposes to install two (2) Cultec 330XL drywell units, to handle stormwater runoff from new impervious surfaces. The applicant has provided a landscaping plan which calls for the planting of two (2) River Birch trees. The

subject property consists of approx. 43,991 sq. ft., and is situated on the easterly side of Bayberry Road, approximately 660 feet north of the intersection of Bayberry Road and Ox Ridge Road. The property is situated in the R-40 One-Family Residence District, and is designated on the tax map of the Town as Parcel ID: 7.130-21-1.

Mr. Emilio Escaladas, PE described the proposed improvements to the CAC. Per Mr. Escaladas, there will be a new porch at the front of the house and two new infill additions will be slab on grade construction. New roof runoff will be directed to new stormwater management structures at the rear of the house so as not to impact existing trees in the front of the house. No trees will be removed for the project. Two new river birch trees will be planted on the north side of the existing stream to enhance the stream.

The CAC voted to recommended approval of the wetland/watercourse permit to the Planning Board subject to the following conditions:

1. The recommendations contained in the Staff Report dated April 5, 2021, are adopted; and
2. The 2 river birch trees discussed during the presentation are planted on the north side of the stream.

ON-GOING ITEMS -

- **Elmwood County Club** – The CAC was informed that the typical 45 day window for review and comment on the draft EAF was extended.
- **4 Corners Proposal** – no new discussion.
- **Excess Food for Needy Law** – no new discussion.
- **Development Process and Procedures** – no new discussion.
- **CAC Guide under Town Code and SEQR** – no new discussion.
- **SWAB (Saw Mill River Watershed Advisory Board)** – no new discussion.
- **Web Page** – no new discussion.
- **TB 19-08: Metropolis Environmental Considerations** – no new discussion.
- **Blower Law**- no new discussion.
- **Invasive Plants** - no new discussion.
- **Battery Energy Storage Systems (BESS)** – the CAC was informed that the Town created BESS committee continues to meet and discuss a BESS law for the Town and plans to have a draft of the law in a few weeks. The committee currently envisions a 3 tier system of categorizing and regulating the BESS – Tier 1 for private residential use up to 75 kW; Tier 2 for industrial, commercial, education and religious uses up to 2400kW typical with up to 4800kW in more industrial areas; and up to 80 MW for systems hooked up to existing ConEdison substations (for a max of 2 in Westchester). The CAC understands that the Greenburgh staff has put in a lot of work to refine and advance this law.
- **Environmental Recommendations for New Construction** – no new discussion.

NEW BUSINESS

- **GRID (Peggy Tiles Boulder Ridge)**: A CAC representative reported to the CAC regarding the ConEdison GRID rewards program. The program is spearheaded by Sustainable Westchester. During the summer, electric power is pulled from 4 plants that are only used during peak periods. ConEdison's goal is to reduce/eliminate the use of these 4 plants which cost \$4.5 million per year to operate. The GRID program allows residential and commercial clients to

download an app which links to their ConEdison account. Users receive push notifications (2 hour to 21 hour advance notice) asking users to increase the temperature on their thermostats and not run appliances after a certain time. Response to the push notifications is monitored via users' smart meters. Users can earn up to \$200/year. In order to participate this summer, users have to sign up by April 30th. Peggy Tiles is encouraging the Boulder Ridge HOA to participate. The Rivertowns is having a competition to see who can sign up the most residents. Ms. Tiles would like Greenburgh to write a letter in support of the program. The CAC plans to try to find out more about how the monitoring of the smart meters works.

- **Impact 100:** The CAC was informed that Impact 100 will sponsor a virtual environmental event on 4/20 from 7-8:15. One speaker will discuss a tracking program that allows you to track your carbon footprint and identify where you can do better; the second speaker is Carol Capobianco of the Native Plant Center who will be speaking about planting native plants.
- **NYStretch Energy Code:** The CAC was informed that many municipalities are incorporating the NYStretch Energy Code into their municipal building codes for new and renovated residential and commercial construction.

ESTABLISH DATE OF NEXT MEETING:

- a) Thursday, April 22, 2021 at 6:30 pm.