



TOWN OF GREENBURGH
Conservation Advisory Council

Minutes of Meeting

Thursday, June 10, 2021

Zoom Meeting hosted by Aaron Schmidt and Theresa Tori

ROLL CALL:

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

CAC Student Members Present: S. Kornberg

Town of Greenburgh: Aaron Schmidt, Deputy Commissioner CD & C
Ken Jones (Town Councilman)

Town Residents: N. Drain, L. Silverstein, G. Gundlach, S. Morton (interest in CAC);
Dorinne Livson (President of the Worthington Woodlands Civic Association);
Karl Pfeiffer (Town resident)

Applicants: None

APPROVAL OF MINUTES:

a. May 27, 2021 – minutes approved

CORRESPONDENCE:

- Chairperson Tori noted that the CAC was noticed on (3) tree removal permits.

WETLANDS AND WATER COURSES PERMIT REFERRALS:

a. None

ON-GOING ITEMS -

- **Elmwood County Club** – The CAC discussed the Applicant’s new proposal and its impact on the approval process. The original proposal was for 175 townhomes with an over 55 age restriction. The new proposal is for 178 townhomes with no age restriction, an increase to 4 bedrooms, and a ‘fee simple’ tax structure. The existing, as of right zoning for the property would be 119 single family homes. As discussed previously, the CAC is concerned about the increase in density (47% increase as compared to as of right) from an environmental perspective (such as traffic impacts) and a precedent setting perspective, as well as adverse fiscal impacts on the Town. The CAC believes this alternative should require a DEIS study and should be sent to interested agencies and parties similar to the current DEIS. Westchester County Planning said they would review and comment on this new alternative if it is sent to them. The CAC voted to approve sending a letter to the Town Board, the Planning Board and the Department of Community Development and Conservation (CD&C) with the CAC’s concerns of this proposal and with its review and approval process.
- **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 this matter was reviewed by the Town Board during its 6/9/21 meeting. The Department of CD&C has received comments from the Town Board and the Planning Board and the Town’s BESS committee with changes to the proposed law and with regard to proposed safety and setback requirements. The CAC voted for Chairperson Tori and Vice Chairperson Sigal to draft a letter to the Town Board with the CAC’s comments on the proposed law changes.
- **Environmental Recommendations for New Construction** – no new discussion.

NEW BUSINESS

- Regeneron tree cutting – will be discussed at next meeting.
- Other – Town resident K. Pfeiffer expressed concern to the CAC that Elmsford Little League wants to add lights to the larger baseball field at Arciola/Piccoli Park. Mr. Pfeiffer expressed concern for the quality of life for those who live near the field including light pollution and noise later into the day/night. The CAC suggested Mr. Pfeiffer reach out to the Town’s Building Department to understand what is permitted with regard to lighting (i.e. maximum height) and to see if anything else in the code may restrict this proposal.

ESTABLISH DATE OF NEXT MEETING:

- Thursday, June 24, 2021 at 6:30 pm.