

TOWN OF YORKTOWN PLANNING BOARD

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To: Town Board
From: Planning Board
Date: October 10, 2025
Subject: Town Board Referral
3766 Foothill Street
SBL: 15.08-1-6

The Planning Board, at its meeting of October 6, 2025, reviewed the subject referral and have the following comments:

1. Consider installing riprap along the stormwater basin to prevent erosion during storm events.
2. The Town's wetland consultant should confirm the boundaries of the wetland.
3. The plan shows a space between the 100-year flood zone and the conservation area. The conservation area should be expanded to include this section.
4. The Planning Board notes that a conservation easement would benefit the wetland and wetland buffer by restricting any future development; however this is not a mitigation measure per Town Code section 270-10. It is recommended that other mitigation measures be considered.
5. The applicant should describe the results of the flood study that was conducted, such as flood elevations, depth to stream bed, stream velocity, etc.

Respectfully submitted,



Ian Richey
Assistant Planner