John A. Tegeder, R.A.
Director of Planning

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Town Supervisor

TOWN OF YORKTOWN
PLANNING DEPARTMENT

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MEMORANDUM

To: Town Board
From: Planning Board
Date: October 9, 2025
Subject: Town Board Referral
2824 Stony Street
SBL: 26.14-1-10

The Planning Department has reviewed the submitted plans and has the following comments:

1. Properly fill out the tree permit section of the application.

2. There is no tree mitigation information. Please provide. This should be referred to the Tree Conservation Advisory Commission, per code.

3. The proposed septic is almost entirely in the wetland buffer. No data on the area of disturbance to the buffer is shown. Please provide on the plans.

4. It is noted that removal of the stone wall for the expansion area will increase runoff to the stream. Determine if proposed stormwater management practices are sufficient.

5. There is no wetland mitigation shown. The Conservation Board suggested that coir logs with plantings be placed along the bank of the swale, but this is not shown.

6. The filed plat required a road widening strip be transferred to the Town. This transfer should be verified.

7. We recommend the position of the structures be modified accordingly to prevent the initial and ongoing use and disturbance.

8. The applicant's representative stated that a deed restriction will be placed on some unknown portion of the lots as mitigation. We suggest that this will be of no practical effect, as the current proposed development of the lot, the lot size, and zoning requirements would preclude further development of another unit but likely not preclude development to the remaining area for incidental accessory uses normally associated with residential uses.

9. We recommend that if the Board wishes to accept a development restriction of some sort as mitigation, that the conservation easement be expanded, properly delineated on the plan, and filed in the land records of the county.

Respectfully submitted,

Ian Richey
Assistant Planner