

**TOWN OF YORKTOWN CONSERVATION BOARD**  
**REVISED MEETING MINUTES**  
**July 7, 2010**

Present: Co-Chairperson Ann Kutter, Walter Plankl, John Gembecki, Bob Carroll, J. Patrick Francois, Peter Alduino, Diane Dreier and Secretary Pat Rice

Visitors: Erich Brann, Bob Rosenberg, Nick Panayotou, Beth Evans, Allen Rothman, Linda Miller, Al Capellini, Dan Ciarcia, Charles Diven and Joe Adrian

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Co-Chairperson Ann Kutter called the meeting to order at 7:35 pm. The meeting took place in the Town Hall Board Room

**Chairpersons Report:**

The Minutes of June 16, 2010 were unanimously approved.

Jay Kaplan has been appointed a member of the Conservation Board and Walter Plankl has been reappointed for another three years.

Plankl gave a report on the Town Board Meeting held on July 6, 2010.

**Regular Session:**

**Creative Living Development**-A letter from Al Capellini, Attorney for the project and Joe Riina of Site Design Consultants was read and discussed and a memo will be prepared to send to Alice Roker addressing the developments that have come about since our last memo of June 18, 2010.

**New Business:**

**Fusco Minor Subdivision**-Dan Ciarcia, Engineer was there to represent the project (The driveway design shown is not the most current, the Planning Board has requested alternatives. We will review and comment once we see the new material.)

**Tree Preservation Ordinance**-New Proposed Local Law was discussed and questions and answers went back and forth from Conservation Board members to Kutter and Linda Miller. Kutter will email the new Ordinance to the Members and would like them to reply to her with questions and suggestions by Monday, July 12, 2010.

**Costco Wholesale Club**-Representatives were at the meeting and presented some preliminary plans for how Costco intends to utilize the sight. The Conservation Board and the applicant want the Town Wetlands Inspector to verify the applicants flagging of the wetlands. We are awaiting their mitigation plan and the site drainage plan. *Ann Kutter recused herself from consideration and discussions regarding this application.*

**Adrian Auto Body**-Joe Adrian was there representing the project. In our memo dated June 4, 2010, we had asked why the intrusion into the buffer zone. The

applicant provided an explanation and also deleted two parking spaces. We recommended wildflower plantings with groups of shrubs to enhance the appearance and mitigate into the wetland buffer. *Ann Kutter recused herself from consideration and discussion of this application.*

**Aspen & Mill Street Properties, LLC**-the project changes were reviewed and we would like to hear from Bruce Barber on his rationale for altering the planting program in the Conservation Easement.

The meeting was adjourned at 10:10 pm by a motion proposed by Dreier and seconded by Carroll.

**Updated 7-15-10**