

TOWN OF YORKTOWN CONSERVATION BOARD

Town of Yorktown Town Hall, Yorktown Heights, New York 10598, Phone (914) 962-5722

To: Town Board
From: Conservation Board
Date: September 8, 2025
Subject: Town Board Referral – 436 East Main Street (Criollo)
Request for stormwater management and tree permit to construct a single-family house with driveway, septic system and detention drainage system.

The Conservation Board reviewed the above-mentioned subject at their meeting held on Wednesday, September 3, 2025. Joseph Riina, Project Engineer of Site Design Consultants, was present. The owner proposes to build a 4-bedroom home on a steeply sloping wooded parcel utilizing a former stone foundation as a detention basin.

The Board advises the following:

1. The site requires significant grading to manage the steep slopes. Careful monitoring of on-site construction is needed to ensure that over-grading does not occur and that the line of disturbance is maintained.
2. The use of the former stone foundation to collect all the water runoff from impervious surfaces resulting from construction of the driveway and the house is a concern. The ability of the foundation to withstand a large storm event was discussed. Although Mr. Riina assured the Board that the foundation is watertight, some independent assessment should be conducted to ensure that it is truly suitable for this purpose.
3. If the detention basin is constructed as a rain garden, planting plans for this iteration should be submitted including how overflow discharge will be handled.
4. The applicant proposes removal of 23 trees, of which 11 are invasive Norway maples. Mitigation for removal of the remaining 12 trees is required. A planting plan with the type and size of replacement trees should be submitted. All replacement trees should be native species. The applicant should be referred to the TCAC for review.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

cc: Town Clerk
Applicant