

**CONSERVATION BOARD
MINUTES OF MEETING
MARCH 11, 2008**

The March 11, 2008 regular meeting of the Conservation Board was called to order by Chairman Gary Meixner.

Attendance: Arnold Guyot, Dr. Edward Merker, Gloria Rosenzweig

Absent: Dr. Frank Lapetina, Chairman Gary Meixner,
Dr. Jerome Jainchill

Guests: None

Announcements:

Board member Dr. Jerome Jainchill is out of town and will not be able to attend the meeting tonight.

Board member Arnold Guyot informed the Board members at the last meeting that he would be resigning from the C.B. effective March 15th.

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Announcements:

Board member Dr. Frank Lapetina informed the Board at the last meeting that he would not be able to attend the meeting tonight.

Chairman Gary Meixner informed the C.B. secretary that he would not be able to attend the meeting tonight.

Approval of Minutes:

A motion was made by Gloria Rosenzweig and seconded by Arnold Guyot to approve the minutes of the February 26, 2008 regular meeting of the Conservation Board. All members present approved.

Old Business:

- A)** Oakow-Shoenbrod/Steep Slope and Erosion & Sediment Control Permit Application/Administrative, Survey of Property dated September 1, 2007 Prepared by Baxter Land Surveying, P.C.; Section 26.19, Block 1, Lot 4, Site Plan and Noted dated October 29, 2007, revised December 4, 2007, Prepared by Lennon & Witt Architects, (#2552 Quaker Church Road/North side): (AG/CF)

The Conservation Board briefly reviewed the above administrative application for Oakow-Shoenbrod steep slope and erosion sediment control permit at their meeting tonight.

Board member Foley had the above administrative application and was going to review the materials provided however, he was appointed to the Planning Board and returned the information to the C.B. mailbox.

It was noted for the record that in the meanwhile the Planning Board recommended approval for the steep slope and erosion sediment control permit.

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Old Business:

A) Oakow-Shoenbrok/SSAP/E-S Control: (cont'd)

Board member Arnold Guyot said that he did not review this application with the administrative review team and was not familiar with the contents. However, he and the other Board members decided to take a look at the information at the meeting in case there were any notable recommendations that should be addressed by the applicant.

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Report:

- The Board members were not familiar with the location of this application, so Mr. Guyot explained the proposed parcel location. He noted that it bordered property in Yorktown.
- Mr. Guyot reiterated to the members that this application was not discussed during the administrative review team meeting.
- Board member Guyot informed the members that the applicants are proposing a two-car garage and workshop separate from the residence.
- He noted concern regarding the workshop and was wondering what type of workshop was it going to be? Would it be for a hobby or for commercial work that the applicant plans on doing. This information was not present in the application.
- Mr. Guyot noted that the application did not include any plans for the structure (only retaining walls). He explained that the applicant exhibits no diagram of what the proposed building will look like.

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Old Business:

A) Oakow-Shoenbrok/SSAP/E-S Control: (cont'd)

- The proposed application merely contains information on the proposed concrete retaining walls reported Mr. Guyot. There is no data on erosion control to the plans submitted.

Dr. Merker mentioned that he was familiar with a pond located in the back area there.

Board member Guyot agreed and said that there is a small lake located there that is in the town of Yorktown.

Board member Rosenzweig inquired about the driveway and asked if it was already existing.

Board member Guyot responded in the affirmative.

- Mr. Guyot noted that the application does not exhibit any landscaping plans for the subject site. He went on to say that the C.B. would like to see plans on the structure of the building and proposed landscaping, as plans that were submitted are vague (showing only retaining walls).

Dr. Merker noted that the applicant will be digging into the slopes for the proposed activity.

Board member Guyot responded in the affirmative.

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Old Business:

A) Oakow-Shoenbrok/SSAP/E-S Control: (cont'd)

- The plans provided show the slab and upper elevations (no foundation) and a bonus room over the garage said Mr. Guyot.

Board member Dr. Merker said that the plans appear to exhibit a four car garage, even though it may say two.

- Mr. Guyot reiterated that the plans call for a two-car garage and workshop, probably in the bonus room above.

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After much discussion by the Board it was decided that the applicant should provide the following: plans for the structure; landscaping plans; stormwater management; a raingarden.

The Board members decided to write a memo to the Town Engineer in order to state their concerns and recommendations.

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A memo (#08-07) will be sent to the Town Engineer stating that the The Conservation Board reviewed the above administrative application for Oakow-Shoenbrod steep slope and erosion and sediment control permit at their meeting on March 11, 2008.

The Board members reviewed the materials submitted, were familiar with the location of the site and discussed the application among them.

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Old Business:

A) Oakow-Shoenbrok/SSAP/E-S Control: (cont'd)

The C.B. has the following concerns and recommendations:

- 1) The application does not provide the plans for the proposed structure. The Board members would like to see these plans.
- 2) The application does not provide a landscaping plan for the site. The Board members would like to see the proposed landscaping plan.
- 3) The application does not provide stormwater management plans. The Board members would like to see how the stormwater would be managed during and after construction of the proposed garage.
- 4) The Board members recommend the use of a raingarden on the site to help control the inevitable water runoff that will be generated from the proposed activity.

The Conservation Board would appreciate a response to the concerns and recommendations provided.

The Board members took no further action at this time.

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Old Business:

- B)** Somers Realty Planned Hamlet/Plan-Public Hearing Report on Fire Prevention, Traffic and Stormwater Issues dated December 28, 2007, Prepared by BFJ Planning, Other-Site Master Plan for the PH District, (Rte. 6 bordering Mahopac Ave.): (GM)

The Conservation Board tabled their review of the above Planning Board application for Somers Realty Planned Hamlet report on fire prevention, traffic and stormwater issues until the next meeting.

Chairman Gary Meixner will review the information submitted and give a report to the Board.

A report will be forthcoming at the next Conservation Board meeting.

- C)** Stevens Subdivision/Preliminary Plat-Conservation Subdivision/Planning Board, dated October 1, 2005, revised October 31, 2007 by Beyer & Associates, Plan-Tree Survey dated September 10, 2007; Composite Wetland Survey dated August 9, 2004, revised November 15, 2007; Survey of Property dated September 4, 2007, (TM-15.12-2-1), Prepared by Baxter Land Surveying, P.C.#14 Green Tree Road/ 1200ft. frm inter. Rte.118): (EM)

The Conservation Board reviewed the above Planning Board application for Stevens Subdivision, preliminary plat-conservation subdivision at their meeting tonight.

Board member Dr. Edward Merker reviewed the materials submitted, performed a site inspection of the property and gave a verbal report to the Board.

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Old Business:

C) Stevens Subdvsn/PP/CS: (cont'd)

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Report:

- Dr. Merker said that there are two sets of plans submitted by the applicant. One plan recommends extending the road across the North County Trailway and creating a new cul de sac; however, it travels through two wetlands.
- The alternate plan recommends a common driveway that goes across the stream and travels through the wetland buffer zone while continuing on to the proposed three new homes.

Mr. Guyot said he thought that the common driveway application would be called a conservation subdivision while the plan for extending the road to a new cul de sac would probably fall under the term conventional subdivision.

Board member Arnold Guyot mentioned that if the applicant were allowed to extend Green Tree Road then it would put a burden on the Highway Department. He suggested that Highway Superintendent Chiaverini should be contacted with reference to this application.

- Dr. Merker explained that he visited the site on Sunday after the rain and spoke to the neighbor of lot #13. He noted that the neighbor informed him that the entire area at the end of the cul de sac goes under water with a significant rain event.

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Old Business:

C) Stevens Subdvsn/PP/CS: (cont'd)

Board member Gloria Rosenzweig inquired about the fire department and access for the emergency vehicles to the proposed homesites and suggested that the proposed application should be forwarded to the appropriate authorities.

- Board member Dr. Edward Merker noted that on plan #1 the applicant appears to be going through the wetland which is unacceptable to the C.B.
- Plan #2 with the extended driveway is predominately located in the wetland buffer zone he said.
- Dr. Merker noted that the proposed alternate 'common driveway' plan does not show the proposed stonewall, while the other plan has the stone wall depicted on the plans (discrepancy).
- Dr. Merker went on to say that during the site visit it was evident that at the end of the present cul de sac there is a strong potential for flooding.
- Board member Merker explained to the C.B. that these plans do not reflect the existing stream that runs from the north and passes into the wetlands (south).
- Dr. Merker informed the Board that he had concern over the applicant's prepared FEAF (Final Environmental Assessment Form) in Part I, II and III as follows:

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Old Business:

C) Stevens Subdvsn/PP/CS: (cont'd)

Part I

- #A-1 Answered incorrectly; it does not identify that the area has forest and recreation uses (North County Trailway, etc.).
- #A-13 Answered incorrectly; it does not identify recreation uses (North County Trailway, etc.).
- #A-16 Answered incorrectly; both A & B are incorrect as there are wetlands (lakes, stream).

Part II

- #3 Answered incorrectly; effect wetland/buffer whether protected-unprotected. We question whether or not the wetland is protected however it will effect them regardless.
- #4 Answered incorrectly; effect wetland/buffer on site. It is not consistent with the wetland or wetland buffer impact on the site.
- #6 Answered incorrectly; alter water flow/drainage patterns. We question the accuracy of the applicant's response to this statement and refer it to Engineering, as we believe that it could alter the water flow and drainage patterns.

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Old Business:

C) Stevens Subdvsn/PP/CS: (cont'd)

Part II:

#11 Answered incorrectly; effect esthetic resources. It should be 'yes' because there is a forest and there will be an impact on the Viewsheds of the North County Trailway, etc.

#13 Answered incorrectly; effect quality/quantity of existing open spaces/recreational opportunities. It does not seem to be consistent with putting a road across the North County Trailway.

Part III

In this part of the FEAF the document mentions evaluating the importance of impacts to the area.

The response from the applicant was that '*no impacts require discussion*'. The C.B. believes this statement to be false.

Dr. Merker said that it goes through wetlands, the Trailway, a forest and then the applicant believes that nothing being done requires discussion.

Board member Rosenzweig reiterated that there would be 106 trees removed from the site.

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Old Business:

C) Stevens Subdvsn/PP/CS: (cont'd)

Answered incorrectly/For example:

- The proposed plan goes through wetlands, the Trailway and a forest; we believe that this should require some discussion on the matter.
- 106 trees are proposed for removal (clear-cutting).
- There are many specimen trees located on this lot (over 12" in diameter).

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The Board members after much discussion on the matter decided to draft a memo of denial to be distributed to the C.B. before the next meeting.

The memo will be voted on, discussed and revised by the C.B. members and then it will be forwarded to the Planning Board.

The Board took no further action at this time.

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Old Business:

- D)** Stephens Subdivision/ Elephant Farm Subdivision/ Preliminary Subdivision Plat/ Planning Board, Proposed 3-lot Subdivision 15.92 acres, (TM-28.07-1-1); Environmental Constraints Map, Profile & Details, Soils Map dated July 1, 2005 revised February 4, 2008; Wetland Report by Michael S. Batcher, MS, AICP dated May 10, 2007; EAF revised, Prepared by Bibbo Associates, LLP (#3 Rte. 138/off Rte. 100): (FL/GM)
The Conservation Board tabled their review and discussion of the above Planning Board application for Stephens Subdivision, preliminary subdivision plat until their next meeting.

Board member Dr. Frank Lapetina and Chairman Meixner will review the materials submitted, perform a site inspection of the property and give a report to the Board at the next meeting.

A report will be forthcoming at the next Conservation Board meeting.

- E)** Stonewall Builders/ Lot Line Change, Lot Line Adjustment Plan/ Planning Board, dated July 30, 2007, revised February 7, 2008, Section 26.07, Block 1, Lot 2 & 21, Prepared by Bibbo Associates, LLP (Cottage Place/ Intersection Stonewall Drive): (AG/GR)
The Conservation Board reviewed the above Planning Board application for Stonewall Builders lot line change, lot line adjustment plan at their meeting tonight.

Board members Arnold Guyot and Gloria Rosenzweig reviewed the materials submitted, performed a site inspection of the property and gave a verbal report to the Board.

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Old Business:

E) Stonewall Builders/Lot line change: (cont'd)

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Report:

- Board member Guyot noted that this application is located off Mahopac Avenue on Stonewall Drive (part of Stonewall Farms).
- He explained that two houses are being built side by side and they are still under construction.
- On lot #1 the house was built too close to the property line, so the applicant proposed changing the lot line.
- Mr. Guyot informed the Board that there were no environmental concerns associated with this application.

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The Board members briefly discussed this application among them and decided to write a memo to the Planning Board.

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A memo (#08-08) will be sent to the Planning Board stating that the Conservation Board reviewed the above Planning Board application for Stonewall Builders lot line change, lot line adjustment plan at their meeting on March 11, 2008.

The Board members reviewed the materials submitted, performed a site inspection of the property and discussed the application among them.

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Old Business:

E) Stonewall Builders/Lot line change: (cont'd)

The C.B. has the following concerns and recommendations:

- 1) The Conservation Board members have no environmental concerns with the proposed application as submitted on the plan listed above.

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The Conservation Board members took no further action at this time.

F) Granite Springs Realty, LLC/Site Plan/Planning Board, Project Plan – 5 Sheets dated November 14, 2007, revised February 13, 2007, Prepared by Bibbo Associates, LLP; Architectural Plans – 2 Sheets dated January 1, 2008, Prepared by Bibbo Associates, LLP; also letter from Boniello Development dated February 7, 2008, letter from Building Inspector not dated (Tomahawk Street): (GR/AG)

The Conservation Board reviewed the above Planning Board application for Granite Springs Realty, LLC site plan, project plan at their meeting tonight.

Board members Arnold Guyot and Gloria Rosenzweig reviewed the materials submitted, performed a site inspection of the property and gave a verbal report to the Board.

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Old Business:

F) Granite Springs Realty, LLC/SP: (cont'd)

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Report:

- Board member Guyot informed the Board that the applicants propose tearing down the existing building and constructing a new building.
- The new building will house a Day Care Center and is being constructed by Boniello Builders who bought the property.
- Mr. Guyot explained that he and Ms. Rosenzweig walked the site on Saturday March 8 in the rain; he mentioned that there was no sheet runoff on the property.
- He noted that the setbacks between the building and the lot line were changed.
- Board member Guyot explained that all of the proposed recommendations are within the Town guidelines.
- The applicants explained that the proposed building might be somewhat smaller than the existing building.
- The applicant's plans propose to construct two raingardens in the front of the building. The C.B. would like to see a landscape plan for the proposed raingardens.

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Old Business:

F) Granite Springs Realty, LLC/SP: (cont'd)

- The applicants have proposed some landscaping around the perimeter of the property (proposed building).
- The C.B. would like to see additional landscaping in and around the parking area.
- There are four Bradford Pears proposed. The C.B. does not recommend planting these trees in Somers (see Cornell University Listing on possible plantings).
- The applicant should follow the recommendations of the Town Engineer with reference to erosion control measures and stormwater management practices especially during the construction phase of this parcel.
- There should be some kind of awning or protection for shade in the proposed recreation area.

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Discussion ensued among the Board members and they decided to write a memo to the Planning Board stating their concerns and recommendations.

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Old Business:

F) Granite Springs Realty, LLC/SP: (cont'd)

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A memo (#08-09) will be sent to the Planning Board stating that the Conservation Board reviewed the above Planning Board application for Granite Springs Realty, LLC site plan, project plan at their meeting on March 11, 2008.

The Board members reviewed the materials submitted, performed a site inspection of the property and discussed the application among them.

The C.B. has the following concerns and recommendations:

- 1) The landscape plan includes the applicant proposing to plant four Bradford Pear trees on the property.
 - The C.B. does not recommend planting Bradford Pear trees in the Town of Somers.
 - For your convenience we have attached a list of small trees recommended by the Cornell University Cooperative Extension of Westchester County.
- 2) The landscape plans for the site should include additional planting of trees in and around the proposed parking lot.
- 3) The applicant should follow the recommendations of the Town Engineer with reference to erosion control measures and stormwater management practices especially during the construction phase of this parcel.

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Old Business:

F) Granite Springs Realty, LLC/SP: (cont'd)

- 4) The Board would like the applicant to consider the use of some kind of awning or protection for shade in the proposed recreation area.

The Conservation Board will continue to review this site plan application for Granite Springs Realty, LLC as revisions are submitted.

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The Board members took no further action at this time.

G) Milani/Wetland Activity Permit/Planning Board, Existing Home to be renovated (A-1 to A-3) dated December 1, 2007 Prepared by Northern Westchester Civil Engineering PC, Section 5.16, Block 1, Lot 16; Plan Survey of Property dated November 7, 2007, Prepared by Peter D. Cronk, Licensed Land Surveyor, (#6 Lakeshore Dr. North/No. side of Lakeshore Dr. North @ intersection of Daisy Drive): (EM)

The Conservation Board reviewed the above Planning Board application for Milani wetland activity permit, existing home to be renovated at their meeting tonight.

Board member Dr. Edward Merker reviewed the materials submitted, performed a site inspection of the property and gave a verbal report to the Board. He noted that the C.B. briefly discussed this application two weeks ago (February 26) at their meeting.

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Old Business:

G) Milani/WAP: (cont'd)

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Report:

- Board member Dr. Merker explained that the applicants propose an addition to their existing house which is 25 x 25-ft.
- He noted that the garage was taken down previously to this application.
- Dr. Merker said that the existing slab is small. The applicants will place four columns in order to help enlarge the size of the house.
- He informed the Board that the new proposed house would be two bedrooms on a slab with no basement and no actual footprint change.
- Dr. Merker advised the Board that the existing house is located in the wetlands.
- He went on to say that there were no environmental concerns with the proposed application as submitted.

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After some discussion on the matter the Conservation Board members decided to write a memo to the Planning Board.

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Old Business:

G) Milani/WAP: (cont'd)

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A memo (#08-10) will be sent to the Planning Board stating that the Conservation Board reviewed the above Planning Board application for Milani wetland activity permit at their meeting on March 11, 2008.

The Board members reviewed the materials submitted, performed a site inspection of the property and discussed the application among them.

The C.B. has the following concerns and recommendations:

- 1) The Board members have no environmental concerns with the proposed application as submitted on the plan listed above.

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The Board members took no further action at this time.

H) Somers Realty Planned Hamlet/Somers Realty Stormwater Pollutant Loading Analysis/Planning Board, not dated Prepared by Tim Miller Associates, Inc.; Site Master Plan for the PH District, (Rte. 6 Baldwin Place): (GM)

The Conservation Board tabled their review of the above Planning Board application for Somers Realty Planned Hamlet, Somers Realty stormwater pollutant loading analysis until their next meeting.

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Old Business:

H) Somers Realty Planned Hamlet: (cont'd)

Chairman Gary Meixner will review the materials submitted, perform a site inspection of the property and give a report to the Board.

A report will be forthcoming at the next meeting of the Conservation Board.

I) North County Development Corporation/Site Plan/Planning Board, dated November 2, 2004, revised February 19, 2008 Prepared by Bibbo Associates, LLP (Old Tomahawk Road/Amawalk): (AG/GR)

The Conservation Board reviewed the above Planning Board application for North County Development Corporation site plan at their meeting tonight.

Board members Arnold Guyot and Gloria Rosenzweig reviewed the materials submitted, performed a site inspection of the property and gave a verbal report to the Board.

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Report:

- Board member Arnold Guyot explained to the Board members that the original survey for this application did not show the two walk in coolers in the back of the building.

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Old Business:

I) North County Development/SP: (cont'd)

- He specified that the revised plans exhibit the existing walk in coolers.
- Mr. Guyot noted that the Engineering department requested this change to the plans to correct the discrepancy that was found.
- Board member Guyot advised that the C.B. has no environmental concerns with this application as submitted.

The Board members briefly discussed this application among them and decided to write a memo to the Planning Board.

A memo (#08-11) will be sent to the Planning Board stating that the Conservation Board reviewed the above Planning Board application for North County Development Corporation at their meeting on March 11, 2008.

The Board members reviewed the materials submitted, performed a site inspection of the property and discussed the application among them.

The C.B. has the following concerns and recommendations:

- 1) The Board members have no environmental concerns with the proposed application as submitted on the plan listed above.

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Old Business:

I) North County Development/SP: (cont'd)

2) Note: we observed that the discrepancy on the plan was corrected.

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The Board members took no further action at this time.

New Business:

**A) Schwartz/Wetland Activity Permit Application/Administrative, Waste Storage Facility & Wastewater Treatment Strip dated January 2008, Improve Stonewall Drive Right of Way to allow access to lot, Section 26.07, Block 1, Lot 1, Prepared by Watershed Agricultural Council (No. side of Stonewall Drive/intersection w/ Cottage Place off Mahopac Avenue):
(AG)**

The Conservation Board reviewed the above administrative application for Schwartz wetland activity permit application waste storage facility and wastewater treatment strip at their meeting tonight.

Board member Arnold Guyot reviewed the materials submitted, performed a site inspection of the property and gave a verbal report to the Board.

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New Business:

A) Schwartz/WAP: (cont'd)

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Report:

- Mr. Guyot informed the Board that he attended the administrative application meeting two weeks ago to discuss the Schwartz wetland activity permit application; it was not approved at their meeting.
- The property in question is located at the end of Stonewall Drive and the intersection of Cottage Place.
- He explained that the applicants are proposing to install a retaining area for horse manure to be removed from the site every week.
- Mr. Guyot noted that the applicant would be going through a wetland area and accessing the paper road (owned by the Town).
- He informed the Board that the applicant would in fact have to use the paper road to access a separate piece of property that is owned by Stonewall Farms to put in a temporary collection area for horse manure.
- Board member Guyot mentioned that the staging area and horse farm are two separate areas adjacent to each other.
- He further explained that these areas would have to be conjoined as was determined by a letter from Town Engineer Gagne dated March 5, 2008. Based on this engineering report the situation would have to be remedied prior to any approval process taking place.

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New Business:

A) Schwartz/WAP: (cont'd)

- Board member Guyot asked the C.B. secretary to read the letter Town Engineer Gagne sent to Justin Baker, Engineering Technician, Watershed Agricultural Council into the record.

The letter read as follows:

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“Your application was reviewed by the administrative permit review team and the Building Inspector identified several concerns with your proposal. Section 170-11 (3)(d) required the accessory use be located at least 25-ft from the property line and that manure must be covered by at least 2-inches of soil or properly disposed of at least once a week. The manure stockpile slab and containment walls are considered a structure and therefore, an accessory use requiring a principle use. Since this lot has no principle use, the accessory use may not exist.

Therefore, the improvement must be located where the principle use is established or this lot could be formerly merged into the larger lot at the owners’ request to the Town Assessor.

If you have any questions or concerns, please do not hesitate to contact this office.”

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- Board member Guyot said that at the present time, based on the Engineering report, the situation would have to be remedied and the applicant would have to reapply.

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New Business:

A) Schwartz/WAP: (cont'd)

Dr. Merker said that as an aside the applicant has pointed out that they are going to put a road through the wetlands to do this project.

Mr. Guyot responded that maybe they will not go through the wetland.

Board member Rosenzweig added that if it becomes part of the other property than maybe they will have to take the road from the other property.

Dr. Merker said that the applicant does not want the road to go through the other property.

Ms. Rosenzweig said that what he wants and what he does not want might be two different things.

The Board member reviewed the map with Board member Guyot. He mentioned that the applicant is currently using the area that they are proposing to use in the application.

Ms. Rosenzweig explained that the applicant already has trucks, etc. traveling over the property so they should continue to use those roads.

Dr. Merker commented why are we considering a road through the wetland?

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New Business:

A) Schwartz/WAP: (cont'd)

Board member Guyot questioned whether or not the applicant would have to then upgrade the road to town specifications, if they are going to use that since it is a paper road. There are two catch basins located on the site.

Dr. Merker asked where the catch basins go to.

The Conservation Board discussed the application among them with reference to the proposed activity and the letter from the Town Engineer.

Board member Dr. Edward Merker noted that there are environmental concerns with the proposed plan as it transverses the wetland area. He advised the Board that they would not be in favor of this situation, as it would have a potential impact on the existing wetland.

Mr. Guyot mentioned that the applicant might put in pavers when the application comes back before the Board.

The Board members decided that they would send a memo to the Town Engineer stating their concern.

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New Business:

A) Schwartz/WAP: (cont'd)

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A memo (#08-12) will be sent to Town Engineer Gagne stating that the Conservation Board reviewed the above administrative application for Schwartz wetland activity permit, waste storage facility and wastewater treatment strip at their meeting on March 11, 2008.

The Board members reviewed the materials submitted, performed a site inspection of the property and discussed the application among them.

The C.B. has the following concerns and recommendations:

- 1) The Board members have reservations with the current proposal regarding the impact to the existing wetland area and the possibility of contamination.
- 2) The Board would like to see a revision to the plan using an alternate access point (away from the wetland).

The Conservation Board will continue to review this application as revisions are submitted.

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The Board members took no further action at this time.

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New Business:

- B)** Fanelli/Wetland Activity/Steep Slope Alteration/Erosion & Sediment Control Permit Application/Administrative dated February 20, 2008, Applicant constructing 18x44' swimming pool & 18x28 sq.ft. patio w/pavers set in sand and stone dust, Section 16.13, Block 2, Lot 8, Prepared by Applicant (End of Supple Way, 800-ft. from Mancini Drive/#3 Supple Way): (AG)

The Conservation Board reviewed the above administrative application for Fanelli wetland activity, steep slope alteration and erosion and sediment control permit at their meeting tonight.

Board member Arnold Guyot reviewed the materials submitted, performed a site inspection of the property and gave a verbal report to the Board.

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Report:

- Mr. Guyot informed the Board that he attended the administrative application meeting two weeks ago to discuss the Fanelli wetland activity, steep slope alteration and erosion and sediment control permit application; it was approved at their meeting.
- The property in question is located at the end of Supple Way approximately 800-ft. from Mancini Drive (#3 Supple Way).
- Mr. Guyot explained that the applicants are proposing an in-ground swimming pool approximately 18 x 44-ft. and a patio approximately 18 x 28-sq.ft.
- The slopes that would be impacted are in the 15 to 25% steep slope range.

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New Business:

B) Fanelli/WAP/SSAP: (cont'd)

- The proposed patio (1828-sq.ft.) is located in the wetland buffer zone.
- Mr. Guyot informed the Board that Assistant Engineer Steve Woelfle used a tarp with a diameter that is the same size as the swimming pool in order to help review the impact to the wetland buffer zone.
- The proposed pool is located on the edge of the 100-ft. buffer and the proposed patio will go into the wetland buffer area.
- The applicants are proposing a retaining wall approximately 3-ft. high, 163 linear ft. in order to address the impact to the steep slopes (15-25%).
- Board member Guyot informed the Board that there were no formal landscape plans submitted. However, he noted that in the Findings & Reasons on page 2 it stated that all plantings must be completed prior to the applicant receiving the Certificate of Occupancy and he agreed with this statement.

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The Conservation Board discussed this application among them and decided to write a memo to the Town Engineer stating their concerns.

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New Business:

B) Fanelli/WAP/SSAP: (cont'd)

*

A memo (#08-13) will be sent to Town Engineer Gagne stating that the Conservation Board reviewed the above administrative application for Fanelli wetland activity, steep slope alteration, erosion and sediment control permit application at their meeting on March 11, 2008.

The Board members reviewed the materials submitted, performed a site inspection of the property and discussed the application among them. Board member Arnold Guyot attended the administrative application review meeting.

The C.B. has the following concerns and recommendations:

- 1) The Board members have no environmental concerns with the proposed application as submitted on the plan listed above.
- 2) The Board agrees with the Town Engineer that all landscape plantings should be completed prior to the issuance of the Certificate of Occupancy.

**

The Board members took no further action at this time.

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There being no further business to discuss, a motion to adjourn was made at 9:30 PM by Board member Dr. Edward Merker and seconded by Board member Gloria Rosenzweig. All members present approved.

The next regular meeting of the Conservation Board will be held at the Town House on March 25, 2008 at 7:30 PM.

Subsequent Conservation Board meetings are tentatively scheduled to be held at the Town House on April 8, 2008 and April 22, 2008 respectively.

Respectfully submitted,

Rosetta Davis
Secretary
Conservation Board

Cc: Town Board
Town Clerk
Town Engineer
Town Planner
Planning Board
Zoning Board
Open Space Committee
Architectural Review Advisory Board
Landmark Committee