Diane Dreier, Co-Chair
Phyllis Bock, Co-Chair

Ed Lachterman
Town Supervisor

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: November 9, 2026
Subject: Town Board Referral – 3000 Navajo Street; 6.14-1-2
Request for stormwater management and wetland permit to allow for the installation of artificial turf over an existing natural grass sports field.

The Conservation Board reviewed the above referenced subject at their meeting held on Wednesday, November 4, 2026. Charles Diven, property owner, was present. Mr. Diven wanted to make sure that the Conservation Board received all the necessary documents for the latest submission. Mr. Diven insists that the proposed work has already been approved by the Town of Yorktown and the New York State Department of Environmental Conservation (NYSDEC).

The Conservation Board has the following comments:

1. The Conservation Board reviewed the documents submitted and previous memos. The Conservation Board's memo issued on July 23, 2010 and revised on August 5, 2010, requested that a Stormwater Management Plan (SWPPP) for artificial turf be submitted. The Board did not receive any plans or documents to fulfill that request. Artificial turf was not indicated on the plans submitted in 2010 at the location of the present application.
2. The Conservation Board is not in favor of artificial turf and has expressed that position on other projects throughout the town. Artificial turf impedes natural infiltration, increases surface runoff and reduces ground water recharge, actions that are required to promote healthy wetlands.

   Artificial turf is made of plastic grass fibers and infill of rubber or silica sand. With use and over time, the material degrades and releases hazardous materials into nearby soil and waterways, threatening human health and aquatic eco systems.

   Artificial turf retains solar heat and is often 35-40 degrees higher than natural grass. Higher temperatures increase hazardous emissions, impacting air quality and posing respiratory risks to people playing on the field, especially children.

   The life span of the artificial turf field is 8-10 years. The material is non-biodegradable and often ends up in landfills contributing to plastic pollution.
3. Artificial turf at this site is very concerning due to the proximity to the wetland. The turf would have an adverse effect on the wetland and on the environment. Additional runoff would add to flooding in an area that has flood concerns.

The Conservation Board does not recommend the installation of artificial turf at this location. If this action is to move forward a SWPPP prepared and signed by a licensed Engineer needs to be submitted for review.

Respectfully submitted:

Diane Dreier

For the Conservation Board

cc: Town Engineer
Planning Board
Applicant

/nc; Attachments

M E M O R A N D U M

July 23, 2010

TO: Alice Roker, Town Clerk
FROM: Conservation Board
SUBJECT: Creative Living Development
Navajo Road, Jefferson Valley
PLAN: Sec 6.14 Block 1 Lot 2

Dear Alice:

This memo is a follow up to the Conservation Board's memos on this proposal dated April 22, June 18, and July 9, 2010.

The Conservation Board reviewed and discussed the applicant's proposed mitigation plan, labeled 'Overall Site Plan and Buffer Mitigation Plan", dated March 17, 2010.

It is the consensus of the Conservation Board that this mitigation plan is inadequate as currently envisioned. Specifically:

1. The planting proposal to use seed mix is not adequate. The Board would prefer to see a mix of shrubs and seeds, able to re-vegetate to an established 85% cover of disturbed soils within one year. The Board would also like to see the Town require a performance bond for the vegetative cover.

2. For tree removal and replanting, please provide a replacement ratio (trees removed: trees replaced). Please indicate the overall mitigation ratio for all vegetation removal and replacement.

3. Please provide construction detail and construction sequence for the new bridges.

4. Please provide additional details on the artificial turf, including off gasing statistics, drainage and maintenance practices.

5. Please provide Bruce Barber's response regarding the nature of the wetlands on the site.

6. Please provide follow up information on Milorganite.

7. Please provide answers to Part II of the EAF.

In addition, please note that the Board's comments on this project do not signify an endorsement of Phase II of this project that may follow. The future phase will be addressed when plans are submitted.

Please contact Pat Rice, Secretary to the Conservation Board, with any questions.

Respectfully submitted:



…for the Conservation Board

M E M O R A N D U M

August 5, 2010

TO: Alice Roker, Town Clerk
FROM: Conservation Board
SUBJECT: Creative Living Development
Navajo Road, Jefferson Valley
PLAN: Sec 6.14 Block 1 Lot 2

(Revises July 23, 2010 memo)

Dear Alice:

This memo is a follow up to the Conservation Board's memos on this proposal dated April 22, June 18, and July 9, 2010.

The Conservation Board reviewed and discussed the applicant's proposed mitigation plan, labeled 'Overall Site Plan and Buffer Mitigation Plan", dated March 17, 2010.

It is the consensus of the Conservation Board that this mitigation plan is inadequate as currently envisioned. Specifically:

1. The planting proposal to use seed mix containing seeds of shrubs is not adequate. Invasive species will overtake the seeding before the shrubs can be established. The Board would prefer to see a mix of established shrubs (B&B or container grown) and a seed mixture, able to re-vegetate to an established 85% cover of disturbed soils within one year. The Board would also like to see the Town require a performance bond for the vegetative cover.

2. For tree removal and replanting, please provide a replacement ratio (trees removed: trees replaced). Please indicate the overall mitigation ratio for all vegetation removal and replacement.

3. Please provide construction detail and construction sequence for the new bridges.

4. Please provide additional details on the artificial turf, including off gasing statistics, drainage and maintenance practices.

5. Please provide Bruce Barber's response regarding the nature of the wetlands on the site.

6. Please provide follow up information on Milorganite.

7. Please provide answers to Part II of the EAF.

In addition, please note that the Board's comments on this project do not signify an endorsement of Phase II of this project that may follow. The future phase will be addressed when plans are submitted.

Please contact Pat Rice, Secretary to the Conservation Board, with any questions.

Respectfully submitted:



…for the Conservation Board