

Conservation Easement Project Report

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Compiled by:

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ID	MAP ID	NAME	Summary of Site	STREET	SBL
1	PB47-86	Young Estates	Young Estates: Easement houses detention pond. No garbage, enclosed by fence. Signs must be installed to mark site and to prevent future encroachment or entrance.	N. of Broadie St.	23.15-002-02, 23.15-002-020.001 , 23.15-002-025, 23.15-002-026



2	PB34-87	Valley View Sub.	Valley View Subdivision: Steep Slope leading down to brook. Unable to reach brook because of dangerous conditions. View of easement from road appears garbage free and undisturbed. Signs must be installed to mark site and to prevent future encroachment or entrance.	W. of Valley Village	23.10-002-001, 23.10-002-031
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3	PB44-95	Blue Jay Estates	Blue Jay Estates: Easement located directly behind row of houses and their backyards. Unable to determine whether encroachment exists or not. (Appears okay but site plan needed to guarantee). Brook flows through easement. No garbage but appears that some areas are used for recreation by residents. Signs must be installed to mark site and to prevent future encroachment or entrance.	S. of Peekskill Hollow Brook	12.16-002-004.006, 12.16-002-004.007 , 12.16-002-004.008, 12.16-002-004.009 , 12.16-002-004.010
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4	PB12-99; PB30-99	GEIS Toyota	Geis Toyota: Dying Trees, garbage, and green muck are strewn throughout easement. Needs to be reviewed by Rich. *Visited with Rich 7/30/07 and he recommended that garbage be removed from the site and that the invasives taking over the site be removed and/or controlled. Signs must be installed to mark site and to prevent future encroachment or entrance.	US Route 6	24.09-004-003, 24.10-001-004 , 24.10-001-010, 24.10-001-011
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7	PB30-99	Self Storage Complex	Self Storage Complex: Easement located across the road from all of storage buildings. Pond present in the easement. Grass that appears to lead up to the easement is well maintained. No garbage. Signs must be installed to mark site and to prevent future encroachment or entrance.	US Route 6	24.10-001-004, 24.10-001-010 , 24.10-001-011
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8	PB16-92	Hudson Valley Hospital	Hudson Valley Hospital: Was told by Rich that they currently have permit to do landscaping and have modular buildings in area of easement. Otherwise clean and undisturbed. Signs must be installed to mark site and to prevent future encroachment or entrance.	N. of Crompond	33.08-002-010
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9	PB23-87	Plum Brook Estates		Plum Brook Estates: Easement runs parallel with road but is separated from road by residential properties. Whether encroachment on easement exists or not is unknown because no clear distinction between the residential property line and easement. Rich should inspect for any encroachment. Thick brush and trees and no garbage. There is a small stream that runs through easement. Signs must be installed to mark site and to prevent future encroachment or entrance.	E. of Forest Ave.	34.09-003-029, 34.09-003-030
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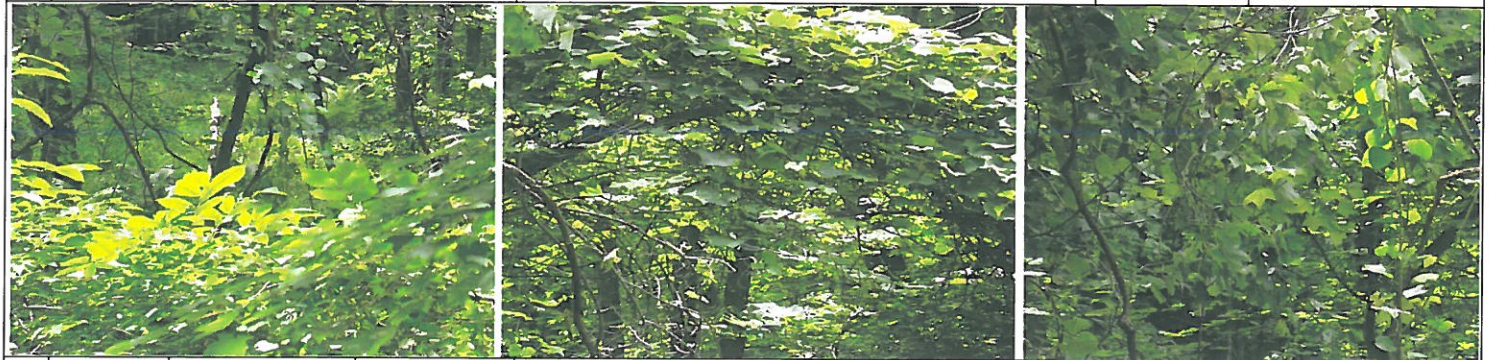




10	PB31-87	The Vineyards		The Vineyards: Visited with Rich: Easement appears undisturbed. Healthy plant growth. Needs to be marked with sign to prevent any future disturbance.	W. of Forest Ave.	34.09-002-019, 34.09-002-020 , 34.09-002-021, 34.09-002-022 , 34.13-001-001, 34.13-001-002 , 34.13-001-003, 34.13-001-004 , 34.13-001-014, 34.13-001-015 , 34.13-001-016
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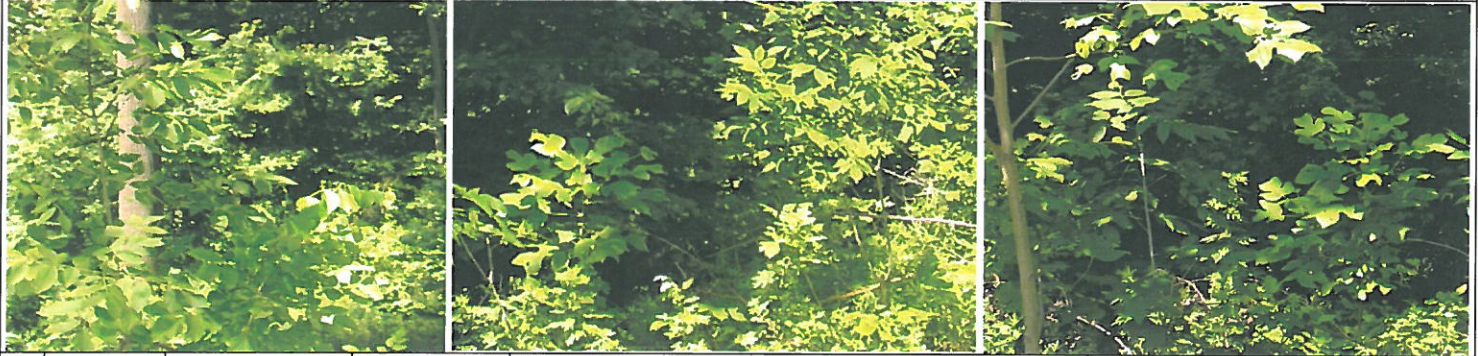


11	PB27-91	Sabrina Manor		6) Habitat Lafayette/ Sabrina Manor: Conservation Easements are flanked on all sides by residential properties. Potential encroachment is a definite possibility but a site map is needed to verify. Large pond and numerous stone walls are clearly within the boundaries of the easement. Signs must be installed to mark site and to prevent future encroachment or entrance.	W. of Robbie Rd.	33.16-005-009, 33.16-005-010 , 33.16-005-011, 33.16-005-012
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14	PB31-85	Jacobs Woods Sub.	Jacobs Woods Subdivision: Visited with Rich: Site is a disturbed wetland that is being taken over by invasives. Appears to be garbage free. Signs must be installed to mark site and to prevent future encroachment or entrance.	Meadow Ct.	34.19-001-015
					
17	PB38-98	Hyman Mendelowitz Sub.	Site is undisturbed but is being taken over by invasives. Appears to be garbage free. Signs must be installed to mark site and to prevent future encroachment or entrance.	Thrush Way	45.05-002-014, 45.05-002-015
					
19	PB5-88	Stonegate Estates	Stonegate Estates: Visited with Rich: Site is very large easement and is ideal for Wetland restoration. The site is undisturbed but is being taken over by invasives. Signs should be put up to inform residents of conservation easement.	Kent Dr.	45.06-003-023, 45.07-001-017 , 45.07-001-023, 45.07-001-024 , 45.07-001-027, 45.07-001-028 , 45.11-001-040, 45.11-001-041 , 45.11-001-042, 45.11-001-043
					

23	PB20-97	Washington Ridge N. Sub.		Washington Ridge Subdivision: Visited with Rich: Site is an undisturbed wetland area. No garbage. Steep slopes prevent entry into the easement itself. The easement abutts the road and Rich recommended that some pruning be done to prevent growth into the road and that the site be marked with signs.	Linda Ln.	55.05-002-001, 55.05-002-003 , 55.05-002-005, 55.05-002-006 , 55.05-002-007, 55.05-002-009 , 55.05-002-014, 55.05-002-015 , 55.06-004-001, 55.06-004-022
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29	PB169	Fair Green Estates - Sec. 2		Fairgreen Estates Section 2: Visited with Rich: Brush, leaves, and trash are being dumped on site by surrounding properties. Easement needs to be clearly marked with signs to prevent future dumping.	Evergreen	44.08-002-001, 44.08-002-002 , 44.08-001-006, 44.08-002-013 , 44.08-002-014, 44.08-002-015
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30	PB107	Habitat Lafayette		6) Habitat Lafayette/ Sabrina Manor: Conservation Easements are flanked on all sides by residential properties. Potential encroachment is a definite possibility but a site map is needed to verify. Large pond and numerous stone walls are clearly within the boundaries of the easement. Signs must be installed to mark site and to prevent future encroachment or entrance.	W. of Dimond Ave.	33.12-003-033, 33.12-003-034 , 33.12-004-003, 33.12-004-004 , 33.12-004-005, 33.12-004-006 , 33.12-004-007, 33.12-004-008 , 33.12-004-015, 33.12-004-019
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			45	PB22	Watch Hill Manor Sec. 4		Watch Hill Manor Section 4: Visited with Rich: Easement is a disturbed wetland that is more of drainage easement. Categorization of site should be addressed. Signs must be installed to mark site and to prevent future encroachment or entrance.	US Route 9	55.14-001-005, 55.14-001-006 , 55.14-001-007, 55.14-001-008 , 55.14-001-027, 55.14-001-030 , 55.14-001-031, 55.14-001-032
			46	PB9	Contemporary Acres Sub.		Site is undisturbed but is being taken over by invasives. Appears to be garbage free. Signs must be installed to mark site and to prevent future encroachment or entrance.	Bethea Dr.	80.05-001-007, 80.05-001-017 , 80.05-001-018
			48		Zappi (Mt. Airy & Woody Brook)		Zappi Subdivision: Visited with Rich: There is a pond on the site. Still water is reason for insect infestation and heavy algae growth. Invasives are taking over easement. Signs need to be put up to mark area.	Mt. Airy Road	
49		Kassas		Kassas Residence: Easement is undisturbed wetland in full compliance with all state regulations. Easement is monitored by Westchester County Land Trust. Free of most invasives. Borders upland beech forest.	Buttonwood Avenue				
50		Lake Overlook							
28		Quaker Ridge Hills Sub.				68.16-001-002, 68.16-001-003 , 68.16-001-004, 68.16-001-005 , 68.16-001-006, 68.16-002-002			

Monitoring Agreement

- PB 7-09 Res. 1-10 Wetland monitoring agreement- 3 year minimum
- PB 11-09 Res. 29-10 Wetland monitoring agreement
- PB 25-93 Res. 48-10 Wetland planting escrow to fund inspection by Town Consultant for not less than 3 years.
- PB 12-07 Res. 7-09 Wetland monitoring agreement- 3 year minimum
Annual certification by a P.E. for 10 years
- PB 25-04 Res. 15-08 Wetland monitoring agreement- 3 year minimum
- PB 13-07 Res. 30-08 Maintenance easement agreement for on-site stormwater management Facilities- Periodic inspections. Annual certification by licensed P.E.
- PB 2-08 Res. 40-08 Wetland monitoring agreement- 5 year minimum
- PB 25-93 Res. 50-08 Monitoring Agreement for wetlands planting to replace wetland buffer vegetation and establish escrow for inspection by Town for not less than 3 years
- PB 9-99 Res. 19-07 Wetland monitoring agreement- 5 year minimum
- PB 22-01 Res. 20-07 Wetland monitoring agreement- 5 year minimum
- PB 18-98 Res. 27-07 Wetland monitoring, maintenance & replacement- 5 year minimum
- PB 22-01 Res. 62-07 Wetland monitoring agreement- 5 year minimum
- PB 23-04 Res. 40-06 Wetland buffer monitoring agreement- 5 year minimum
Noise monitoring 2X a year for 3 years
- PB 18-98 Res. 1-05 Wetland monitoring agreement- 5 year minimum
- PB 15-05 Res. 28-05 Wetland monitoring agreement- 5 year minimum
- PB 19-96 Res. 17-04 Wetland agreement for new wetlands for 5 years after construction
- PB 16-99 Res. 4-03 Monitoring agreement for new wetlands- 5 year minimum
- PB 16-99 Res. 29-03 Monitoring agreement for constructing a new wetlands for 5 year minimum

PB 16-96 Res. 33-03 Wetland monitoring agreement for constructing a new wetlands for 5 year minimum

PB 27-01 Res. 22-02 Oil & sand seperators certified by Director of DOTS on an annual basis

PB 34-99 Res. 31-00 Monitor on annual basis- oil & sand seperators