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## Cliffdale Meadow Revegetation Report

In accordance with the Cliffdale Revegetation Plan, the Meadows at Cliffdale have been planted including a wide variety of grasses, wildflower, shrubs, and tree saplings. A total of 112 lbs of native seeds, 50 trees and 50 shrubs were planted. The map from the original plan shows locations of tree plantings, primarily grouped in 5 areas within the orange and red zones to streamline watering (figure 1).

Applicant: CAC  
 Sent: 7/1/22

### Revegetation Plan



Figure 1: Cliffdale meadow restoration area with proposed revegetation sites for each option



## TEATOWN

Plant species included in the revegetation can all be found in the attached spreadsheets, including initial planting heights, tree number, and location. Figure 2 depicts some of the shrub and tree plantings. Large amounts of invasive brush had to be cleared to make space for the native plantings, clearing approximately 0.5 acres of invasive barberry, multiflora rose, Japanese honeysuckle, and oriental photinia. Invasive removal and maintenance around these plantings will be continuous over the next 2-3 growing seasons until plants have become established. Any trees and shrubs that do not survive the summer will be replaced with plantings each Fall to maintain at least 50 trees and 50 shrubs in the restoration areas.



Figure 2. Planting sites showing tree tubes along trails in two of the five planting clusters

Seeding was done along the blue area in figure 1. Initial seeding didn't take because of the poor soil quality and high temperatures early last spring when initially seeded (May 2021). Some seeds were able to establish over the summer of 2021 with consistent watering. To supplement plantings while seeds slowly established under a cover crop, over 1000 1" plugs were planted in high erosion concern areas. These included native grasses and wildflowers. Continued seeding will take place each fall until the disturbed area is fully revegetated.

<b>Scientific name</b>	<b>Total planted</b>
Asclepis verticillata	100
Baptisia australis	50
Baptisia tinctoria	50
Eupatorium hyssopifolium	150
Lobelia cardinalis	50
Penstemon digitalis	50
Silphium laciniatum	50
Thermopsis villosa	50
Veronicastrum virginicum	50
Carex sprengei	150
Muhlenbergia capillaris	150
Andropogon virginicus	150
<b>Total</b>	<b>1050</b>

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 2020-14**

**RESOLUTION NO. 4-21**

**WHEREAS**, an application for Planning Board approval of a renewal of a Special Permit pursuant to Sections 307-65.3 and Section 307-56 of the Town of Cortlandt Zoning Ordinance and for a Tree Removal Permit as per Chapter 283 (Trees) of the Town of Cortlandt code for a private nature preserve open to the public to conduct school programs, summer camp programs and weekday and weekend public programs as described in a letter dated September 21, 2020 from Dianne Barron, Managing Director and for a “Meadow Restoration Program and Revegetation Plan” as described in a packet dated September 22, 2020, and as shown on a drawing entitled “Teatown-Cliffdale Farm Special Permit Site Plan” prepared by John M Watson, P.E. dated October 27, 2020 was submitted by **Teatown Lake Reservation Inc.**, and

**WHEREAS**, the subject property is located on the north side of Teatown Road, 3,000 feet east of Quaker Ridge Road and is designated on the Town of Cortlandt Tax Maps as Section 79.08, Block 1, Lot 1, and

**WHEREAS**, the subject property is 83.18 acres and is zoned R-80, single family residential which permits private nature preserves open to the public, and

**WHEREAS**, the subject property known as Cliffdale Farm is part of the Teatown Lake Reservation, an organization that promotes public awareness of the natural environment and has been used for various farm activities and contains various buildings and other improvements including a parking, and

**WHEREAS**, the applicant proposes to conduct educational programs at the site including a school program, a summer camp program, a weekend public program, a weekday public program, and the keeping of a standard flock of approximately 30 adult chickens and a spring flock of an additional

**(continued on page 2)**

100 chicks with no changes from what was previously approved by the Planning Board as described in the "Cliffdale Program Plan Summary" December 1, 2015 – November 30, 2020 and in a letter from Dianne Barron, Managing Director dated September 21, 2020, and

**WHEREAS**, the applicant previously received three, 5-year Special Permits to operate programs at the site by Planning Board Resolutions 49-05 adopted on March 1, 2005, 49-10 adopted on October 5, 2010 and 19-15 adopted on November 5, 2015, and

**WHEREAS**, the subject Special Permit remained in place while the Planning Board was considering the renewal of the permit and the details of the Meadow Restoration Plan, and

**WHEREAS**, Teatown is proposing a Meadow Restoration Plan funded by an Environmental Quality Incentives Program (EQIP) grant to remove approximately 83 trees and 675 feet of existing stone wall to create a meadow habitat for nesting birds, and

**WHEREAS**, Teatown provided details of a proposed revegetation plan made up of three (3) potential options, and

**WHEREAS**, the Planning Board reviewed all three options, and

**WHEREAS**, the Planning Board received comments from the Town's Conservation Advisory Council regarding replanting and in addition completed a site inspection of the subject premises, and

**WHEREAS**, the Planning Board considered trees to be removed and trees to be preserved as per Chapter 283 (Trees) of the Town Code, and

**WHEREAS**, pursuant to Part 617 of the State Environmental Quality Review Regulations the proposed project is classified as an unlisted action for which the applicant submitted a completed Part One of the Short Environmental Assessment Form prepared by Diane Barron dated October 15, 2020, and

**(continued on page 3)**

**WHEREAS**, the Planning Board held a Zoom public hearing on the subject application as required by Section 307-72 of the Town on November 4, 2020 at 7:00 p.m. adjourned to December 1, 2020 and January 5, 2021 and

**WHEREAS**, the Public Hearing Notice was published in the “Journal News” and in the “Gazette” and a “Notice of Public Hearing” sign was posted in front of the subject property and the Public Hearing Notice was given by the applicant to adjoining property owners and property owners directly across the street from the subject property, and

**WHEREAS**, the subject application was referred to the Conservation Advisory Council (CAC) and as required by Chapter 307-65.3 of the Zoning Code, the Fire Advisory Board, the Westchester County Department of Public Safety, the New York State Police, the Town of Cortlandt Department of Environmental Services and the Division of Code Enforcement, and

**WHEREAS**, the Division of Code Enforcement responded by a memo dated August 27, 2020 that there have been no complaints or violations for the property since the previous renewal was approved, and

**WHEREAS**, comments in response to referrals of the subject application were considered by the Planning Board as well as written and verbal comments made in response to the subject application at the public hearing, and

**WHEREAS**, the Planning Board considered the issuance of the subject Special Permit pursuant to the requirements, conditions and standards contained in Sections 307-40, 307-41, 307-42 and 307-65.3 of the Town of Cortlandt Zoning Ordinance for a private nature preserve open to the public.

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Sections 307-56 and 307-65.3B, Standards and Conditions of the Town Code, the Planning Board finds that:

**(continued on page 4)**



1. The application satisfies the 10-acre minimum lot area
2. That the applicant will have the same hours of operation as the previously approved Special Permit
3. Adequate on-site parking is provided based on the number of programs and program participants.
4. That the number of proposed programs and the number of program participants are acceptable.

**FURTHER BE IT RESOLVED**, that pursuant to Section 617.7 of the SEQR Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.

**(continued on page 5)**

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.
4. The proposed action will not result in the creation of a material conflict with the adopted 2016 Town Comprehensive Master Plan and Town Zoning Ordinance.
5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.
6. The proposed action will not significantly impact the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.
9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.
10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.
11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.
12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment,

**(continued on page 6)**



nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Board as lead agency in this matter finds that based on Part 1 of the Short Environmental Assessment Form (EAF) prepared by Diane Barron dated October 15, 2020 and Part II of the Short EAF prepared by the Planning Division dated February 2, 2021 and based on the subject plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II of the Short EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

**FURTHER BE IT RESOLVED**, that the application of Teatown Lake Reservation Inc. for Planning Board approval of a Renewal of a Special Permit pursuant to Sections 307-65.3 and 307-56 of the Town of Cortlandt Zoning Ordinance to permit a private nature preserve open to the public to conduct school programs, summer camp programs, weekday and weekend public programs and the keeping of chickens at Cliffdale Farm and for the proposed "Meadow Restoration Plan" be **APPROVED** subject to the conditions listed below.

**CONDITIONS AND MODIFICATIONS:**

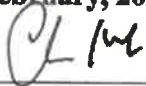
1. **The permitted activities, programs and general conditions for this special permit are as previously approved, and with no change, as listed in the "Cliffdale Program Plan Summary" December 1, 2020 – November 30, 2025.**

(continued on page 7)

- 2. The subject special permit for a Private Nature Preserve open to the public is subject to conditions of approval contained in Section 307-65.3.B of the Town Code including but not limited to the inspection of the subject premises by the Division of Code Enforcement and Administration.**
- 3. The applicant is advised that they are responsible for obtaining all required permits and/or approvals for the proposed programs from involved agencies.**
- 4. The subject 5-year Special Permit shall run from December 1, 2020 to December 1, 2025.**
- 5. Teatown will follow Option 3 as outlined in the attached "Cliffdale Meadow Revegetation Plan". The number of saplings to be planted will be increased from 25 to 50. All saplings will be monitored yearly with an annual report submitted no later than Nov. 15th for a period of 3 years after all saplings have been planted. All saplings shall be planted no later than June 30, 2022.**

**Adopted: February 2, 2021  
Cortlandt Manor, New York**

**Filed in the Office of the Town Clerk  
and Planning Board this 3rd day  
of February, 2021.**



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**Chris Kehoe  
Clerk to the Planning Board**

**PROPOSED CLIFFDALE PROGRAM PLAN SUMMARY**  
December 1, 2020-November 30, 2025

**SCHOOL PROGRAMMING (Busing Only)**

- SPRING (April 1 - June 15, Monday - Friday).
- FALL (September 1 - November 30, Monday- Friday).
- Maximum of 80 school buses will be used per year; a maximum of two school buses each day would service the school programming, one in the morning, one in the afternoon.
- Buses shall remain on-site during programming.
- No more than 4 staff vehicles and 2 chaperone vehicles per program session (i.e., one session is the morning program, another session is the afternoon program).

**SUMMER CAMP PROGRAMMING**

- 8 weeks of summer camp programming during June, July, and August.
- Maximum of 2 groups of 16 children.
- Busing children from remote site to Cliffdale will occur after enrollment exceeds 8 children per day.
- No more than 2 staff vehicles per group per day for the summer program.
- The buses transporting these children will not remain on-site during the program but will not make more than 2 round trips per day.

**WEEKEND PUBLIC PROGRAMMING**

- April - November, programs offered on Friday evening and a maximum of 3 time slots each weekend.
- Programs may include apple picking, cidering, Native Americans, miscellaneous nature themes, etc.
- Maximum number of programs will be 16 per year:
  - 11 events will be permitted with 1-20 attendees
  - 3 events will be permitted with 1-30 attendees
  - 2 events will be permitted with 1-50 attendees
- One staff vehicle per each 10 attendees and one for each part thereof (i.e., for either 11 or 15 attendees, Teatown would have 2 staff vehicles).

**WEEKDAY PUBLIC PROGRAMMING**

**UNDER 6 YEARS OF AGE**

- Limited to occasional use of Cliffdale for small group programs, after-school, mini-camp, etc.
- Programs are to be scheduled between 9:00am and 5:00pm weekdays and are based at the Nature Center.
- The participants will be transported in private cars.
- Each session limited to 10 children and accompanying adults.
- No more than 5 sessions per year.
- No more than 3 staff vehicles per program session.

**6 YEARS OF AGE AND OLDER**

- Will use busing (mini bus or van) from a remote site to Cliffdale.
- Average group size 15 per program and the maximum will be 20 per program.
- Maximum number of programs is 40 per year.

- o Buses shall remain on-site during programming.
- o No more than 3 staff vehicles per program session.

#### **GENERAL CONDITIONS**

- Teatown shall use all reasonable efforts to ensure that no buses larger than school buses are used to access its programs including the turning away of these buses.
- Teatown shall use all reasonable efforts to ensure that all buses access the site solely via Quaker Ridge Road including the turning away of buses from Spring Valley Road.
- Staff includes staff members, interns, apprentices, and volunteers who are performing staff functions.
- Staff vehicle trips do not include emergency trips, trips taken for maintenance and repair at Cliffdale, its fields, its trails, its structures or its equipment, trips taken in connection with general Teatown business, personal trips by any Teatown staff member who lives in residence at Cliffdale, trips by any resident of the Cliffdale house to work in the morning, or other trips taken for reasons other than to support the particular program they refer to.
- Teatown shall use all reasonable efforts to reduce staff vehicle trips on Teatown Road.

#### **ANIMALS OF CLIFFDALE FARM** Permit 2020 – 2025

Standard Flock - Approximately 30 adult chickens of various breeds  
Spring Flock - Additional 100 chicks



TEATOWN

## Cliffdale Meadow Revegetation Plan

Three options are detailed below for the revegetation of Cliffdale meadows. Ideally, the meadows would only be revegetated with appropriate meadow plants. Other habitats on Teatown property are currently sites for tree planting and adding additional planting sites will greatly reduce staff ability to maintain all projects adequately. As the number of plantings increases, the quality of management will decrease. The goal of this project is to improve overall biodiversity and offer unique habitat space to wildlife.

### Option 1: Only revegetate with aggressive native meadow plants

After stone wall removal, the old hedgerows will be aggressively mowed, then heavily seeded and planted with a mixture of the following species:

Black Eyed Susan\* (*Rudbeckia hirta*)  
Bergamot (*Monarda fistulosa*)  
Spiderwort\* (*Tradescantia ohioensis*)  
Joe Pye Weed\* (*Eupatorium fistulosum*)  
Butterfly Weed\* (*Asclepias tuberosa*)  
Switch Grass (*Panicum virgatum*)  
Little Bluestem\* (*Schizacharium scoparium*)

\*Indicates seeds will be sourced in part from Teatown local ecotypes and propagated on site

The planting area is shown in blue in Figure 1 and will include any additional disturbance created by equipment during tree and stone removal. This option would only focus on revegetating with native meadow plants that are appropriate for the habitat being restored.

### Option 2: Meadow mix from option 1, and 50 native shrubs along the field edges

Native shrubs will be planted around field edges to help improve meadow transitions and provide additional native food sources and cover for migratory birds. Fifty native shrubs will be purchased in bulk from the DEC and would be protected using tree tubes when necessary. The species planted will be dependent on seasonal availability for that year but may include: Highbush cranberry, Arrowwood viburnum, Wetland rose, Witch hazel or Winterberry.

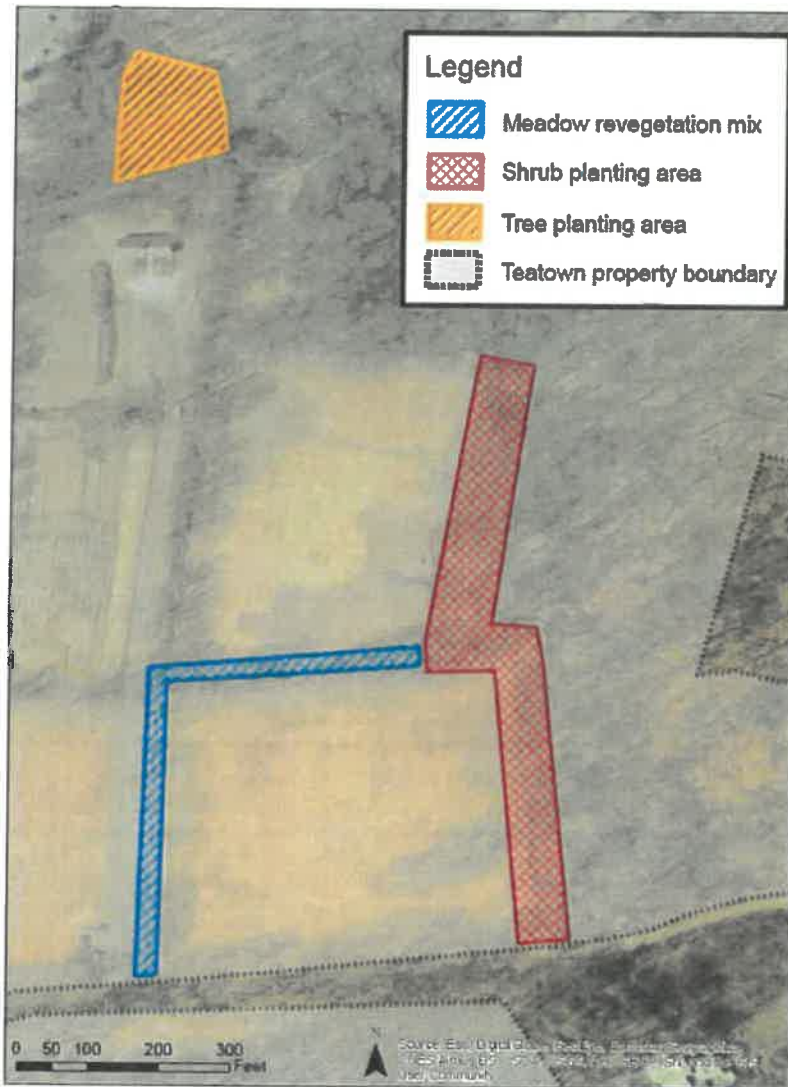
This option will require extensive management of invasive shrubs before the planting can take place. Shrubs will only be planted in areas where the soil is moist to reduce watering needs. Routine invasive management would be necessary until the shrubs become established. The proposed area is highlighted in red in Figure 1.



**Option 3: All above revegetation plus 25 native tree saplings**

Option 3 is the most labor intensive and will include planting native trees in an area adjacent to the meadow restoration. The proposed area, shown in orange in Figure 1, is a sunny patch that is currently being managed for invasive shrubs. Trees chosen to revegetate this area would be determined by the seasonal availability of species offered by DEC. Species could include: Bur oak, red maple, sugar maple, silver maple, flowering dogwood, and black cherry.

### Revegetation Plan



**Figure 1: Cliffdale meadow restoration area with proposed revegetation sites for each option**