

CONSERVATION BOARD MEETING

January 3, 2017– 6:30 p.m.

**REPORT IN BOLD**

PROJECT REVIEW:

1. ANTON VALLEY ESTATES SUBDIVISION

County Road 9

4-SK-2016

Applicant is requesting acknowledgement of a complete application for 15 single family lots on a 30 acre parcel.

**Carl Hewings attended the meeting to represent the project.**

**The Conservation board notes that this site is described as WB-6 in the natural Resource Inventory and includes 4 co-occurrences – stream, wetland, woods, and floodplain.**

**The applicant has addressed protecting the two tributaries that are located on the site. Noted on the Sketch Plan as Tributary A & B.**

**There is a federal wetland located on the site; more of significance is the floodplain and low elevation combined with hydric soils. These conditions will require significant fill on the site and may affect drainage to the streams and wetland.**

**The Conservation Board notes that the density, within allowable limits in terms of town code, appears to be quite dense given the green infrastructure present on the site.**

**The Conservation Board would like to see limits of disturbance clearly labeled on plans as planning continues. Being less impactful on the wetlands and streams by keeping construction and fill as close to County Rd 9 & Gillis Road is more preferable.**

**Enlarging the conservation easement, particularly behind Lots 7 & 8 would be desirable and may reduce stress on the wetland(s) and streams. A no touch easement would be recommended by the Conservation Board.**

2. SUNSET MANOR FINAL SUBDIVISION

826 County Road 9

Applicant is requesting approval for final subdivision of five building lots on five acres. There is an existing two family house that will be converted to a single family with the intent of an in-law suite.

**The previous comments from the 07/19/16 Conservation Board stand as recorded with no additional comments.**

Information and plans available for review at the Planning & Building Office located at 85 East Main Street. All public are welcome to attend meetings. Written comments may be directed to [planning@town-victor-ny.us](mailto:planning@town-victor-ny.us) or mail to Planning at 85 East Main St., Victor, NY 14564 prior to meeting. For additional information call 585-742-5040