

AMENDED CONSERVATION BOARD MEETING

March 7, 2017– 6:30 p.m.

REPORT IN BOLD

PROJECT REVIEW:

1. GUZZARDO GARAGE (Short EAF)

7727 Lower Fishers Road

5-SP-2017

Applicant is requesting approval to construct a garage with a 34' x 40' footprint for personal items along with a second floor for storage of summer plants for a total of 1,564 square feet. An area variance will be requested due the proposed garage being forward of the front line of the existing house.

The Conservation Board concurs with the Labella comments dated March 6, 2017.

There is an NWI and NYS DEC wetland located in the southeast corner of the property; both should be delineated. The amended site plan should show all natural resources and water bodies, along with the 100' buffer required for the NYS DEC wetland.

The Conservation Board will need to see the limits of the wetland prior to completing the Short EAF.

The Conservation Board would like to schedule an onsite walk. Please see if we can schedule for March 11, 2017 at 8am.

The parcel is located in an archaeological sensitive site and the applicant will need to ask for a SHPO review and letter of approval. See below for details from the EAF Mapper; full form.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?

Yes No

This property site contains a significant natural community - Rich Shrub Fen - which is a sensitive environmental area in the Town of Victor.

Size: The Rich Shrub Fen has small fragmented parts within the Hemlock Hardwood Swamp and totals approximately 5 acres (0.02%).

Co-occurrence Areas: These fens can be found in areas of IC-2.

Description: The Rich Shrub Fen is the most sensitive and rare of all the habitats in Victor. It is protected by The Nature Conservancy.

Ontario County, New York (NY069)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
48D	Arkport fine sandy loam, 15 to 25 percent slopes	0.0	1.2%
49F	Arkport loamy fine sand, 35 to 55 percent slopes	0.9	49.1%
50D	Dunkirk-Arkport complex, 15 to 25 percent slopes	0.1	4.9%
54A	Lamson mucky fine sandy loam, 0 to 3 percent slopes	0.8	44.8%
Totals for Area of Interest		1.9	100.0%



2. LEHIGH CROSSING LOT 8

7911 Lehigh Crossing

6-SP-2017

Applicant is requesting approval to construct a 27,000 square foot flex space building to accommodate office, manufacturing, and warehouse space for multiple tenants.

Kevin McIntee, from MRB, attended the Conservation Board to represent the Lehigh Crossing, Lot #8 project.

The Conservation Board notes that the plants recommended by the Town's Landscape Consultant near to the building may not have significant visual impact for the building occupants.

The Conservation Board asks the applicant to consider additional plantings away from the building, particularly toward the Victor Hiking Trail to add natural features and natural buffer. Creating a berm may help the applicant to create a desirable buffer between two dissimilar types of land use (commercial vs recreational).

3. SUNSET MANOR SUBDIVISION

County Road 9

This subdivision will have two conservation easements, most restrictive and least restrictive. The Conservation Board is being asked for their thoughts of marking the least restrictive conservation easement with trees in the center of the lots or different way of marking it.

The Conservation Board suggests that the Planning Board permit the applicant to mark planting sites (1 or 2 on each parcel) that would delineate the least restrictive conservation easement from the most restrictive easement area and allow the property buyers to choose from a short list of plants – trees and shrubs – from the Town’s Native Plant manual that meet the requirements of the site (plantings that accommodate wet feet).

The applicant should make the buyers aware that some of the appropriate plants are listed as rare or medium – this relates to availability. This would require buyers to order plants earlier from area nurseries so that they are available at planting time. Types of permanent markers might be shrub-height willows (several in the Native Plant manual), Service Berry if a fruiting tree is desired, red-twig dogwood, Hornbeam and others. The Conservation Board is willing to suggest other options to potential buyers.

The applicant could also consider large boulders for markers; especially if they are nearby or already exist on the site.

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 or mail to Planning at 85 East Main St., Victor, NY 14564 prior to meeting. For additional information call 585-742-5040