

CONSERVATION BOARD MEETING AGENDA
April 19, 2016 – 6:30 p.m.
Victor Town Hall, 85 E. Main St. Victor, NY 14564

REPORT IN BOLD

PROJECT REVIEW

BALLERINA COURT – Final Subdivision (EAF Already Completed)

McMahon Road

Appl. No. 1-FS-16

Applicant is requesting approval for the Final Subdivision plan for the Ballerina Phase Two Development.

Conservation Board noted that the development is in its final phase and no additional impact on existing natural resources is expected or called out on the site plan.

The CB supports the comments from Labella and respectfully asks that we make sure that the easements are filed prior to parcel sales. Three types of conservation easements were agreed upon during the planning discussions and are noted on the site plan.

CB accepts and agrees with Recommendation #3 in Labella's comments. It is more conducive as a wildlife corridor and it is easier for residents to comprehend the boundaries if the easement gaps are adjusted/removed.

The CB recommends and adjustment to Recommendation #4 in Labella's comments describing where easement markers will be placed.

- 2.9.13.1 At all intersections of property lines with the conservation easement boundary.

Given the fact that the eastern boundaries are within a wooded areas the markers are not a requirement. For the western demarcations the CB agrees that markers be placed according to code.

The CB recently recommended to the Planning Director that new easement markers that distinguish the type of easement be made available to developers. CB asks that those markers be used (they are being designed by the CB with approvals expected in the near future) in this development.

BOUGHTON HILL ROAD SUBDIVISION (Short EAF)

County Road 41

Appl. No. 1-MS-2016

Applicant is requesting to subdivide Lot 4 which consist of +/- 55.6 acres. Lot A will consist of 1.414 acres and Lot B will consist of 1.572, leaving +/- 52.5 acres.

Bob Cantwell represented the applicant for this proposal.

There is an NWI wetland present on the parcel. The CB asks that the limits of disturbance be clearly marked on all site plans and on the site prior to start of construction.

The Conservation Board asks the applicant consider less disturbance to the trees located on the east boundary of the east parcel.

Per the Environmental Resource Mapper the project site returns a yes to the parcel being located “in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.”

There are some soils present that are of Statewide Importance. All of the soils present are highly or very erodible and taking precautions to limit erosion and soil transport during construction are advised.

EAST VICTOR ROAD SUBDIVISION (Long EAF)

1397 Brace Road

Appl. No. 1-PS-2016

Applicant is requesting the development of a 57.77 acre portion of the overall +/- acres into a 28 lot clustered subdivision. Reidman Acquisitions LLC is purchasing 13.77 acres from current property owner on which the lots and Town dedicated road right of way is located. +/- 44 acres will be permanently designated as a conservation easement/open space.

Bob Cantwell, BME and Jerry Watkins, Riedman Development, joined the CB to discuss the site proposal.

Mr. Cantwell provided a copy of the report from the State Historic Preservation Office (SHPO) stating no findings of archaeological or architectural resources are present on the site.

The CB acknowledges that the applicant is using a dense cluster development approach; in lieu of this density they are proposing the required acres to offset this density to be placed in conservation easement prior to development. This approach is intended to preserve steep slopes and stream corridors that co-exist today on the larger, adjacent parcel. The

Town will need to develop appropriate agreements that allow the current owners to continue to use the resources on the parcel to conduct their business – of operating a public golf facility while protecting to the greatest extent possible the existing resources. The CB will provide recommendations on language to use for the easements.

The CB notes that the applicant is preserving a portion of the steep slopes and incorporating this elevation change into the site planning. Also of note is that the backyards will be landscaped by the developer (using the native plant manual as their guide) as they are visible from East Victor Road.

The CB notes that the applicant is working with Parks & Recreation to redo the substructure for the Auburn Trail easement located along the northern boundary of the site.

The CB asks that the applicant (see the November 2015 comments) to consider adding additional lands to the conservation easements to eliminate or reduce development fragmentation (small areas left to be considered for future development).

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