

CONSERVATION BOARD **AMENDED** MEETING AGENDA

June 7, 2016– 6:30 p.m.

Victor Town Hall, 85 E. Main St. Victor, NY 14564

REPORT IN BOLD

PROJECT REVIEW

GULLACE SUBDIVISION – (Comments – EAF already completed)

Lynaugh Road

Appl. No. 2-PS-16

Applicant is requesting approval for 69 ‘for sale’ ranch style townhomes, each with two car garages. The townhomes would be a combination of three and four unit blocks for a total of 53 units on the eastern portion of the Town lands and 16 units consisting of two and three unit blocks on the western portion of the Town lands.

The applicant will add the trail that will lead to Harlan Park to the site plan.

The Conservation Board encourages the applicant to consider language in the Home Owner’s Association guidebook to advise residents to limit use of phosphate-based fertilizers and other chemical products used for landscape and garden pest and fungus control and to be as natural and pest-specific as possible.

The board discussed the dense development; particularly in the northwest (west of Lynaugh) and southeast quadrant where there is standing water today. There were no additional remedies to add to the previous comments made by the Board.

The Conservation Board asks that the applicant add conservation easement markers to the two parcels in the northwest portion of the parcel (they are adjacent to the construction site) that currently contain conservation easements.

1195 Abbot Circle (Ballerina Court Phase 1 Development)

Mr. Phil Smith, resident owner of 1195 Abbot Circle, would like the Conservation Board to render an opinion as to whether he can remove saplings that are either growing in the dry stack stone wall or within one foot of it so as to maintain the integrity of the wall.

The Conservation Board had a brief discussion and agreed with the homeowner that the easement language is too restrictive.

In conclusion - the Board moves to allow the homeowner to maintain the dry stack stone wall and the area surrounding the wall (one foot on either side). Maintenance includes

removal of vines, saplings, and other weeds as needed to preserve the integrity of the artifact.

This recommendation will be included in the Ballerina Court project files and the individual homeowner file.

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