

## CONSERVATION BOARD MEETING

November 22, 2016– 6:30 p.m.

### **REPORT IN BOLD**

#### PROJECT REVIEW:

1. HOLIDAY INN EXPRESS – PATIO & PORTE COCHERE UPGRADES (**SEAF**)

7502 County Road #42

Owner – Indus MSF LLC

Appl. No 34-SP-16

Zoned – Light Industrial

SBL #6.00-1-23.212

Applicant is requesting approval for upgrades on the existing porte cochere as well as construction of an outdoor patio.

**The Conservation Board finds has no comments on this project given the data presented to the Board for review. There does not appear to be any green spaces being impacted and no green infrastructure proposed.**

2. SCOUT CROSSING SUBDIVISION (**FEAF**)

Dryer Road

Owner – Kim Lehman

Appl. No 5-PS-16

Zoned – Residential

SBL #27.01-1-62.100

Applicant is requesting approval for a four lot subdivision. The Sketch Plan was acknowledged as complete on October 25, 2016.

**The Conservation Board notes that slopes within the site vary widely, from 8 – 15% to as much as 15 - 25%. The greater slopes are the target areas for Natural Resource conservation easements and are located in the northeast part of the property.**

**Soil types for the parcel are highly erodible and non-hydric. The applicant will need to follow best practices to stabilize slopes; a grading plan that shows contours should be included in the site proposal. The Conservation Board recommends that grading on slopes be kept to a minimum where ever possible.**

**Marsh Valerian may be present on the parcel; the applicant will need to follow DEC processes to ensure that the flora is not in evidence or is adequately protected.**

**The parcel comes back positive for being near a NYSDEC Environmental Site Remediation site. Again, further study may be necessary. The applicant should consult with the Town Engineer for any additional requirements that need to be met.**

**The parcel is also located above a primary aquifer within the Town of Victor that is used for drinking water. The applicant's proposal does not appear to impact the aquifer or its performance.**

**The Conservation Board strongly encourages the applicant to contact Victor Hiking Trails and learn more about the potential of connecting to the current trail system.**

3. FISHERS RIDGE – FUTURE LOCATIONS OF CONSERVATION EASEMENTS

The Planning Board would benefit from a Conservation Board recommendation regarding generally where the conservation easements should go and the type of conservation easement they would be or the level of specificity.

**Paul Colucci & Mark Tayrien reviewed the proposed site plan with the Board. They also covered the various wetlands that are present and the proposed plan to redirect wetland A; address wetland B with an easement, and eliminate wetlands C & D.**

**The Conservation Board is interested in using a wetland specialist from Labella at the meeting in December to review the Army Corp's easement language and how it intersects with Victor's standard language.**