

CONSERVATION BOARD MEETING

REPORT

January 16, 2018– 6:30 p.m.

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

PROJECTS TO BE REVIEWED:

1. AUCTION DIRECT - PARKING

6600 State Route 96

Appl. 1-SP-2018

Applicant is requesting approval to continue utilizing an area of vacant land on the site as a staging area for incoming vehicles.

Alan Friedman attended the meeting and provided detail on the use of the leased parcel.

Data:

Ganargua Creek creates the west boundary of the parcel leased by the applicant as overflow parking cars. Ganargua is a stressed stream.

“Ganargua Creek and tributaries – Aquatic life is stressed due to pollutants such as phosphorous, suspected silt and sediment, and potential ammonia. Construction related to development, stormwater runoff, and agriculture are sources of pollution.” NRI pg. 22

Fish Creek creates the east boundary of Auction Direct. Fish Creek is a healthier stream. The area between the two streams is a floodplain.

“The Fish Creek sub-watershed is located in the southeast corner of the FLUSR (*Finger Lakes Upper Seneca River Watershed*) and the southeast corner of Victor. There is one regulated C(T) stream in the southeast corner of this sub-watershed. The remaining streams are Class C streams. There are seven (7) surveyed co-occurrences in this watershed.” NRI pg. 182

Soils on the Bogojevski parcel are highly permeable with very low depth to water table. 51cm = 20 inches.

Question 16 on Part 1 of the Short EAF: Both parcels (Auction Direct & the leased parcel) are in the AE Floodzone (see below for definition) and identified as in the 100 year Floodplain (NRI pg. 34)

“FEMA Zone Definitions”

“Special Flood Hazard Areas – High Risk

Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones.”

www.floodadvocate.com/fema-zone-definitions/

ZONE	DESCRIPTION
A	Areas subject to inundation by the 1-percent annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1-A30.)

www.floodadvocate.com/fema-zone-definitions/

Conservation Board recommendations:

Cars should be inspected as they arrive on the site and should not be parked on pervious soils on either site if they are leaking fluids of any sort.

Protecting the two streams should be a focus whenever new activities or construction is considered for either parcel.

2. ANTON VALLEY FINAL SUBDIVISION

County Road 9

Appl. 3-FS-201

Applicant has had final approval for a 15 lot subdivision. The Conservation Board will review the wording of the Natural Resource Conservation Easement for the subdivision.

The Conservation Board supports the easement language provided by the Code Enforcement Officer.

3. SCOUT RESERVE Proposed Subdivision

County Road 9 - Tax Map # 16.00-1-7.200

Appl. 1-SK-2017

Applicant has submitted a sketch plan for 7 single family lots located at the corner of Aldridge Road and County Road 9. Discussion of site walk that took place on Sunday, January 7, 2018.

This parcel is unique and contains 5 resources: Wetlands, Streams, Slopes Floodplains, and Woods. The parcel is described in the NRI, page 210 as GC-2; approximately 15 acres in size.

There is significant biodiversity on this site. The combination of land cover types provide food, shelter and mating environments for mammals, many varieties of birds, reptiles and amphibians. The Conservation Board recommends a Natural Resource easement (eastern portion of the site) and a Site Specific conservation easement (area south of Lots 1 – 6). This would be determined by the lot lines proposed by the applicant.

The Conservation Board supports the clustering approach taken by the applicant and limited number of houses being proposed given the occurrence of natural resources on the site.

The wetland is a deep emergent marsh (NRI, pg. 308); a Class C stream flows south from the wetland to Ganargua Creek (noted in the NRI as a stressed waterbody). A second, intermittent stream crosses Aldridge Road, enters the parcel in the northwest corner, flows southeast across

the parcel and provides water to the wetland. Water was observed flowing in the channel on January 7, 2018 during the Conservation Board site walk. There is also a manmade pond on the site. Previous activity has degraded the stream channel; stream quality would be improved if it was re-channelized by a knowledgeable heavy equipment operator.

The applicant should consider stream crossings that are perpendicular to the stream and limited. This could be accomplished by co-locating egress, utilities and other required services.

Depth to water table on the site varies. Dunkirk Silt loam - 6.5' (201cm) and well drained; Lima loam - 20 inches (51cm) and moderately well drained. The site drains to the NWI wetland and streams. Drainage on the site is important to the wetland and streams; redirecting water flow on the site could negatively impact the natural resources and habitat. The applicant should consider placing storm water management areas on the same side of the intermittent stream as proposed building(s).

The applicant should consider a combination of evergreen & deciduous screening for the parcel located northwest on the site (Lot #1). This would maintain the privacy provided by the steep slope as the site is regraded for Lots 1 & 2. Careful planning needs to occur so that the intermittent stream is not impacted by regrading.

Areas of disturbance should be clearly marked on the site plans. Silt fence should be placed before any regrading 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