

**CONSERVATION BOARD MEETING
REPORT**

March 6, 2018– 6:30 p.m.

PROJECTS TO BE REVIEWED:

1. GULLACE PROJECT REVISION – Site Plan Appl. 19-SP-2017
Between County Road 9 & Lynaugh Road

Applicant has revised the Site Plan from 69 units to 67 units. On the western portion of the property 14 duplexes are proposed and on the eastern portion, 53 units are proposed in three and four unit buildings.

The Conservation Board notes that the applicant has responded positively to public comment by reducing the density on the northwest portion of the site by 2 units. The reduction may be in response to the set-back requirements (from County Rd 9). The position of the northern most unit and the turnaround will have significant impact on the slopes in that portion of the parcel.

Board members were present for Labella’s report on ground water to the Planning Board several weeks ago. The CB’s concern regarding springs and potential water issues during and after construction on the parcel remain. The soils analysis indicates that there is groundwater within 12” and 18” (Rhinebeck & Collamer soils) of surface on portions of the site where standing water is often observed. The applicant should address any springs encountered during construction.

Again, the CB asks that any mature habitat trees (the Shagbark Hickories) be fenced prior to any site preparation; they are on the Village portion of the proposed development. Planning & building is asked to forward this request to the Village Planning Board.

The CB asks that the applicant use the native Plant manual as site plans are developed to propose a detailed landscaping plan. Soils should also be considered during plant & species selection.

Although the open space is more than what zoning code requires, the CB notes that the applicant is counting any space not under a building pad or asphalt. This approach to open space does not create habitat or wildlife corridors through the site.

2. LANE ROAD Proposed Four Lot Subdivision
Lane Road near High Street - Tax Map # 15.00-1-51.300

Discussion of the proposed Lane Road Subdivision conservation easement and the proposed policy on see through fencing.

The Conservation Board reviewed the see-thru fence language proposed by the CEO & supports the language.