

CONSERVATION BOARD MEETING

REPORT

April 17, 2018– 6:30 p.m.

PROJECTS REVIEWED:

1. LSI (7796 RTE 2510) / BEL ARBOR ESTATES CONSERVATION EASEMENT

Discussion on landscaping within the Bel Arbor Estates Conservation Easement which is a “no touch” easement written before there were different types of easements. LSI would like to offer landscaping as they would like to create a left hand turn into their property which would disturb part of the easement.



Steve Schultz of MRB and Jim Guelzow and Bob Hamby of LSI attended the meeting.

The Conservation Board notes that there are existing trees in or near the area proposed for the berm. The applicant should review the proposed topography changes in an effort to preserve any of those with habitat/wildlife value.

The applicant described the berm and proposed evergreens and asked for Conservation Board recommendations. Using the draft (revised) Native Plant Manual the CB notes that Blue Spruce & Douglas Fir often suffer from needle cast and are not advised for use in tree lines, screening, or open areas. Options include Balsam, Concolor Firs and White Spruce. A non-native evergreen that would be acceptable and is fast growing, resistant to deer and is single stem (for use in place of Emerald Green & Dark American Arborvitae) is Western Red Cedar.

The easement will need to be adjusted. The CB supports the changes required to install a berm and plant a green screen of mixed evergreen. The applicant could consider small shrubs or deciduous trees at the sides to provide additional habitat/food sources for wildlife.

Easement language to modify:

4. No landowner shall disturb the natural state of any of the property located within the easement areas or immediately adjacent to said property except for walking trails **with the exception of the acceptable action listed in #8A**
5. All lands within the easement areas as shown on the filed subdivision map shall remain in their natural condition and undisturbed **with the exception of the acceptable action listed in #8A**.
6. No building, structure, or roadways may be constructed on any portion of the restricted easement area.
7. No trees shall be removed from the restricted easement area, and there shall be no disturbance of any kind relating to the natural features of the easement area **with the exception of the acceptable action listed in #8A**.
8. No changes may be made in the topography of the land constituting the restrictive area or in the natural flow of any water course located in the restricted area, except as may be required in connection with the establishment of a detention facility as required by the Town of Victor within the drainage easement as previously conveyed **with the exception of the acceptable action listed in #8A**.

#8A Action required by NYS DOT as of April 2018 and remediation proposed by land owners and acceptable to the Town of Victor. Adjust the property line to deed a portion of the conservation easement for the purpose of adding a left turn lane on State Route 251. Add a berm & trees and/or shrubs sufficient in size and quantity to act as screening from car lights and traffic noise according to the map attached as Attachment XX. If tree removal is required as a result of these changes those actions would also fall under an exception acceptable to the Town of Victor.

2. 788 OLD DUTCH ROAD - Pole Barn

Site Plan

3-SP-2018

Applicant is requesting approval to construct a 3,456 sf pole barn with a 4 / 12 pitch roof. The intention is to utilize it for a woodworking shop and storage place.

The Conservation Board reviewed the open space based on the Code Enforcement Officer's comments and the applicant's response. The parcel continues to meet/exceed requirements.

The CB notes no additional concerns given the action proposed & data available.

3. COMPREHENSIVE PLAN IMPLEMENTATION - Discussion on strategies for implementation of the plan in four phases. Namely discussion on updating the requirements for open space and working on steep slope development process and code modifications.

The group discussed several actions including an updated open space definition, “Vision” maps that would incorporate strategies for trail build-out, optimum park lands, easements and other green infrastructure, and codifying the steep slope recommendation in the Natural Resource Inventory. The board is in agreement with the topics and will put together a proposal for the Town Board to review and comment on.

The Board will work on a presentation to be ready for the second June Town Board meeting.

4. NATIVE PLANT MANUAL – Discussion on the newly almost completed and improved Native Plant Manual.

The group reviewed the work that has been completed. When the final edits are complete the manual will be circulated to the board for review & approval and then presented to the Town Board.

The Conservation Board is working on presenting to the Town Board in May.