

**CONSERVATION BOARD MEETING  
REPORT**

May 1, 2018– 6:30 p.m.

PROJECTS TO BE REVIEWED:

1. HOLTZ PROPERTY SUBDIVISION – Sketch Plan Appl. 2-SK-18  
Blazey Road / Richardson Road 7.00-1-93.110

Applicant is requesting approval to subdivide 52.25 acres into two lots. Lot 1 would consist of 45.06 acres and Lot 2 would consist of 7.2 acres. Lot 2 will become the site of a single family residence and accessory barn structure. Applicant received an area variance on 2/5/18 for the accessory barn being constructed in front of the single family house.

Zac Holtz and Jim Cretokos of BME attended the meeting to describe the project.

**This project is in the Irondequoit Creek watershed and is zoned agricultural. It is classified as a major subdivision with a 50% open space requirement. The Applicant is requesting the open space requirement be in the form of a conservation easement. The intention is to homestead on 7 acres and will include livestock. There is a sugar bush used for syrup production in the southwest corner of the original parcel. Trees will be selectively harvested for firewood following best practices.**

**The Conservation Board asked if the applicant will consider reviewing the total acreage to determine a 50% conservation easement for the entire 52.25 acres. Mr. Holtz agreed to discuss this proposal with the holders of the Trust. Using this strategy the forested area could be placed in an easement; the two NWI wetlands could also be part of the easement. This would allow a more agriculture-centric approach to the parcel as the applicant intends to keep the smaller parcel in an agricultural district and for agricultural use.**

**The conservation easement will be written following a pro-agriculture format; we recommend that Al Benedict, Town of Victor Code Enforcement Officer, and Maria Rudzinski, Senior Planner on the Ontario County Agricultural Enhancement Board, review the language.**

**The CB asks that the applicant consider relocating the proposed conservation easement to the east and south portion of the parcel. The eastern area currently proposed will be farmed and less conducive to serving as a wildlife corridor. The adjoining parcel is similar and in used as a farmed field.**

**Additional comments:**

**The applicant should consider a site plan that allows a minimum of 100' buffer to the wetland. Although not a requirement it helps to keep pollutants from entering the wetland. Shrubs and other native plants could be added to establish a wider riparian buffer. The wetland should be protected from livestock activity.**



OnCor



Pictometry

**The septic system will naturally flow toward the wetland given the topography; it should be planned to be outside the influence of the homer soils as the depth to water table is quite shallow. It is noted from the Ontario County resource center (ONCOR) - *Homer soils in northwest corner near NWI wetland with water table of 14" to water.* Care should be taken in this area during grading as it could impact the wetland.**

**Dunkirk silt loam on the slopes planned for driveway grading – prime farmland or soils of statewide importance; highly erodible. A grading plan that includes protection of disturbed soils should be planned.**

**THE VICTOR HILLS LIGHT FESTIVAL 2019 APPLICANT HAS WITHDRAWN TO CREATE A NEW SITE**

2. VICTOR HILLS CHRISTMAS LIGHT FESTIVAL 2019      Appl. 4-SP-2018 & 1-SU-18  
Victor Hills Golf Course 28.04-1-4.000  
Applicant is requesting approval for a 1.75 mile long festival of lights during the Thanksgiving/Christmas season which will be spread out over the South Course.

OPEN ACTION ITEMS:

**The Draft Native Plant Manual will be submitted to the Town Board for consideration at the May 14, 2018 Town Board meeting. Also submitted to the Town Board at the same meeting will be a proposal that outlines the next three projects the Conservation Board recommends be completed to implement the Town Comprehensive Plan. They will be requesting the Town Board's approval for these projects.**

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](mailto: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