

CONSERVATION BOARD MEETING

June 5, 2018– 6:30 p.m.

REPORT

PROJECTS TO BE REVIEWED:

1. VICTOR HILLS HOLIDAY LIGHT SHOW FESTIVAL 2019
1460 Brace Road App No 4-SP-2018, Appl No 2-SU-2018
Owner – Audrey Dianetti, Victor Hills Golf Club & Jack Dianetti
Zoned – Residential
SBL # 28.03-1-3.110, 28.03-1-2.980, 28.04-1-1.100, 28.04-1-1.200
Applicant is requesting approval for a 1.75 mile long festival of lights to take place during the Thanksgiving/Christmas season spread out over the north course, holes #1, 7-9, 10, 12-14.

The Conservation Board encourages the applicant to limit the use of net lighting as large birds including barred owls and great horned owls can get caught in webbing. If web/net lighting is used it should be inspected daily.

The CB recommends that lights be turned off shortly after event hours end and not run all night as some birds & wildlife react to artificial lighting.

Two intermittent streams run through the proposed route. Care should be exercised so that run-off from vehicles does not enter the streams. The CB also recommends that the applicant seek a no-salt de-icing product to use, if weather requires, near the wetlands & streams located on the parcel.

There are no additional concerns at this time given the data presented.

2. MARTINEZ-CAPOLINO - 8081 SIDING COURT
SBL # 5.01-1-36.110 App No 6-SP-2018
Applicant is located in the Limited Development District and is requesting to put in an in-ground pool, fencing, a shed/pool house and several trees.

The Conservation Board notes that the Environmental Resource Mapper (SEQR Full Form) returns several comments on the parcel.

It is an archeologically sensitive site.

There is a Peat Swamp and Rich Graminoid Fen on the parcel north of the residence per the NYS DEC SEQR long form. On the site plan the area is noted as “tall grasses.” This may be why surface water is observed in the area where the pool is proposed as it is likely a Rich Graminoid Fen.

Information from NYS DEC Environmental Resource mapper:

Red Maple-Tamarack Peat Swamp, Oak Openings, Rich Graminoid Fen

The Conservation Board recommends that the applicant consider placing the pool and pool house away from the area where ground water, tall grasses & hydric plants are present so that the swamp/fen area is left undisturbed. The pool and proposed structures should be cited on the east portion of the parcel to avoid peat soils and surface water.

The pool house could be placed to the east of the pool helping to create a visual buffer between the pool & the street.

The CB requests a more detailed site plan before further comments can be made.

Via pictometry the current garage appears to be 13' from the property line. The CB notes that there does not appear to be sufficient room for an additional structure.

There are no additional comments given the data presented.

3. TORPEY SUBDIVISION

7980 County Road 41

App No 3-SK-2018

Applicant is requesting to subdivide 19.133 acres into five lots.

The Conservation Board notes that the applicant is proposing to locate homes on the eastern portion of the site, taking advantage of the gentle elevation changes created by the glacial formations that give visual character to the site. The CB encourages the applicant to preserve as much of the unique, rolling topography on the site as possible when placing driveways and the home sites.

The CB recommends a most restrictive conservation easement for parcels #1 – #4 that contains the Oak Hickory Forest. The applicant should consider redrawing the easement boundary on parcel #4 so that it is easier to delineate and less confusing for the homeowner; the easement can include the drainage area.

The CB recommends a site specific easement for the western portion of the parcel abutting parcel #5 that limits vehicular traffic and topography changes, and allows seasonal mowing only, once initial grading and use of the onsite gravel soils is complete. The CB encourages the applicant to retain as much of the hummocks on the site as possible and asks that the applicant describe specific changes and uses of existing gravel soils in his construction proposal. The conservation easement can be drawn to include the septic system for parcel #5 and language added that allows maintenance of the system; this will make it easier to delineate and less confusing for the homeowner. The applicant intends to plant the

easement with native grasses and evergreens; these should be described on the proposed site plan.

The proposed limits of the conservation easement look reasonable with the modifications noted above.

Please note: there was conversation regarding the possibility of a future need for a retention pond in the southwest corner of the parcel given the current water drainage pattern to the parcel to the west. The CB would note that a retention pond is not the only solution; Ontario County Highway may be able to recommend alternatives that would address the drainage as there is a drainage culvert that crosses County Road 41.

There are no additional comments at this time.

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