

CONSERVATION BOARD MEETING
AMENDED AGENDA
June 19, 2018– 6:30 p.m.

REPORT

PROJECTS TO BE REVIEWED:

1. SCOUT RESERVE

Aldridge Road & County Road 9
SBL # 16.00-1-7.200

1-PS-2018

Applicant is requesting to subdivide +/- 28.72 acres into seven single family lots.

The engineering report notes that there should be no issue with constructing homes with basements. In the soils data the Lima Loam soils indicate a depth to water of ~ 20". The applicant should describe the construction and grading plans for parcels on the western most portion of the site if depth to water table is found to be as high as the soils detail indicates.

The applicant should consider redrawing the conservation easement Lot 1 to include the southwest portion of Lot 2.

The Conservation Board discourages filling of a portion of the wetland to support home site #7. If plans are approved as currently proposed, the CB would recommend (if the wetland filling on Lot #7 is approved) that a trail easement be placed on Lot 2 as a form of mitigation.

Limits of disturbance should be clearly marked on the preliminary site plan.

The CB could not find resolution on the proposed future use for the portion of the original parcel (proposed lot #2) that the applicant previously suggested be deeded to the Town. The CB is concerned about potential future abandonment of the parcel and/or destruction of the wetland as there is no easement proposed for this area.

Is Ontario County considering a crosswalk pavement & pedestrian/bicyclist warning signs to connect the parcel to Village on the Park?

Previously, the CB recommended a natural resource easement for Lot 2 and a site specific easement for Lots 1, 3-7 which would allow additions of trees & shrubs and twice a year mowing south of the intermittent creek.

2. O'CONNELL ELECTRIC ADDITION

830 Phillips Road

8-SP-2018

Applicant is requesting to construct a 1,730 square foot single story addition and covered entry area onto the existing building.

It is difficult to distinguish the existing tree line from the proposed tree line. The applicant should identify trees that the proposed for removal.

The chain link fence appears to be additional. What trees or shrubs will be removed as a result of fence placement?

Tree protection should be placed before construction begins, at the drip edge of the trees.

The Conservation Board finds no additional concerns given the data presented.

3. DUNBAR HILL SUBDIVISION 2-PS-2018 & 1-FS-2018
Lane Road near High Street - Tax Map # 15.00-1-51.300
Applicant is requesting approval for a 4 lot single family residential subdivision on 4.89 acres. This is the final step toward approval for this major subdivision.

The Conservation Board notes the easement boundaries on the plat plan will be confusing to the potential landowners. The applicant should consider placing more of the southern portions of parcel 2 & 3 in easement and straightening the boundaries on parcel 1 & 4.

If the home sites were closer to Lane Road the previously discussed easement boundaries could be used.

The proposed mowing (twice a year) in the easement will be difficult given the current proposed boundaries.

On grading plan – Item #8 – should be native grasses & perennials conducive to wet soils. The grass mix described is typical lawn grasses and inconsistent with this description. (See CB comment from Feb 7, 2018)

Each house gets one tree. Is that consistent with development requirements?

Tree and shrub planting in the conservation easements will be permitted using appropriate plants, based on soils and hydrology, from the Native Plant Manual.

4. VICTOR HEIGHTS PARKWAY – LOT R 9-SP-2018
61 Victor Heights Parkway
Applicant is requesting to construct a 25,592 square foot flex building for up to six individual tenant spaces to include five loading docks.

The Northeast corner of the parcel may be wet given the soils present (Galen).

The Conservation Board encourages the applicant to consider a planting group in the southwest corner of the parcel that could include the proposed Service Berry and other trees that produce seeds or nuts for wildlife. If there was a larger planting (more trees & diversity) in that portion of the parcel it could also be used for building tenants as a

green space with picnic tables. The CB agrees with the Town landscape consultant that River Birch would be an appropriate addition near the storm water management structures.

Placing the proposed trees and shrubs in the green space rather than near the building should be considered by the applicant. It provides more character & visual impact for the site.

Snow storage areas could not be located by the CB. If they are near the storm water management areas, the applicant should consider salt tolerant vegetation next to the asphalt and to limit chloride deicer use in that area, or throughout the heavy duty asphalt area.

5. **BLUMONT STABLES LLC – VICTOR PROPERTY**

County Road 41 on the border with Farmington – Tax Map # 40.00-1-28.100

The owners would like to sell the property with approximately 35 acres to be developed, 18 acres unrestricted use and 54 acres to be put into a conservation easement for the 50% open space requirement for the development. They would like to discuss having the open space be used as a horse farm. The property is zoned R-2A (1 unit for 3 acres).

The Conservation Board would recommend a site specific easement similar to the easement being developed for the proposed Holtz subdivision that allows for agricultural activities within the easement.

Types of activity would include agricultural structures (horse sheds), pasture, cultivating, and other agricultural activities.

Please share a copy of the easement language that has been proposed for the Holtz subdivision with the applicant. They have been advised that Ontario County is reviewing the language and that revisions are possible.

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