

**AMENDED AGENDA
CONSERVATION BOARD MEETING
REPORT**

PROJECTS TO BE REVIEWED:

1. GULLACE RESUBMITTAL

995 Co Rd 9

19-SP-17

Applicant is requesting approval for 62 for-sale condominium townhomes. The west portion of CR 9 will remain 14 duplex units. The east portion of CR 9 will be a mixture of 2 and 3 unit buildings and a single 4 unit building. This has been reduced from 69 units.

Martin Janda & Megan Serini from BME Associates were in attendance. They represented the changes that have been incorporated. There were no changes to the proposal that were related to green infrastructure.

The Conservation Board notes that the proposed development meets (exceeds) the open space requirements; however, the open space is largely unusable by the community given the density of the site.

There are no additional comments from comments previously shared at meetings from June 7, 2016, June 6, 2017 and March 6, 2018.

2. SCOUT RESERVE

Aldridge Road & County Road 9

1-PS-2018

SBL # 16.00-1-7.200

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

A discussion regarding open space and conservation easements is desired.

The Conservation Board is in agreement that the area near the pond, part of the NWI wetland, would be appropriate to be in easement. The easement type recommended is a most restrictive, Natural Resource easement.

On Lot 1 – there is an easement proposed on the west property line that will preserve the slope and provide buffering to the neighbor to the west and the proposed future development. The CB recommends that the easement be widened to provide the best screening benefit and a “good neighbor” buffer.

The Conservation Board reached agreement with the applicant after lengthy discussion on the southern portion of the site. A 150’ Natural Resource buffer to the Thruway is recommended; immediately north of the buffer the easement will continue 50’ further north as an Open Space easement with natural markers (such as large boulders) delineating the Open Space easement. The Natural Resource easement will be marked with posts. This will limit the number of easement posts required in lawn areas.

The Conservation Board will prepare easements for review once approved by the applicant & Planning Board.

3. DRAFT SOLAR CODE DISCUSSION

Two items to be discussed among Conservation Board members are the limiting of large scale solar farms and limiting the percentage of a parcel that can be covered by solar panels.

CB recommendations

It would be helpful if large-scale & small-scale could be described in terms of acreage. For consideration: There should be no more than 10 acres disturbed, in total, to construct large scale or small scale solar farms and their required infrastructure to connect to the grid. Also it is recommended that soils not be displaced or moved when solar is put in place. (To leave prime agricultural soils on land).

A disturbance includes removal of native trees and/or topography changes.

For consideration: The LDD should be exempt from large & small scale solar.

From meeting notes: Marty reported that solar companies would be looking for Southern exposure to be able to produce enough energy to make the solar field viable. If a solar farm is proposed near residential areas noise and glare must be considered.

The CB is generically opposed to removal of trees beyond 8' caliper.

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