

AMENDED AGENDA
CONSERVATION BOARD MEETING
August 7, 2018– 6:30 p.m.
REPORT

PROJECTS TO BE REVIEWED:

1. SONG HILL WINERY

521 County Road 9

16-SP-17

Applicant is requesting approval to hold festivals up to four times per year in order to direct market their ag products to the public. The events would take place outdoors seasonally between hours of noon and 7 p.m. The events would be limited to 100 people or less.

Conor Gallagher came and spoke at the meeting.

The ponds & wetlands should be protected from pedestrian and vehicular traffic and festival debris.

This is an excellent opportunity to showcase boutique farms such as Song Hill. The Conservation Board encourages the applicant to consider other local ag products to showcase at the festivals (as allowed by law) and to also consider a “vendor board” that announces other products and their sources included in the event.

The Conservation Board has no additional concerns given the information provided.

2. QUALDIERI POOL

7605 Arbor Glen Drive

Applicant is requesting approval to construct a 34’ x 16’ in-ground pool. The property is in the Limited Development District.

The Conservation Board notes that no trees will be removed.

The property has Arkport Fine Sandy soils; highly erodible; 201cm to the water table.

The applicant is recommending the pool be close to the building pad and in an area with gentler slopes. The Conservation Board supports the proposed placement.

The applicant should require a groundwater management / drainage plan from their contractor.

The applicant should be asked to submit a soils control proposal for the period of construction knowing that the soils are highly erodible. Soils should be protected with grass or other native ground cover as soon as possible following construction. A silt fence is recommended.

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

On April 17, 2018 there was a 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 now like to offer a landscaping plan as they would like to create a left hand turn into their property which would disturb part of the easement.

Jim Guelzow and Robert Hamby from LSI Solutions attended the meeting as well as Stephen Schultz from MRB Group and Voula and Tim Dragos whose property will have the berm built up on it. The Dragos said in the meeting that they were happy with the landscape plan.

The Conservation Board supports the trees being recommended. The mix will provide food & habitat for wildlife. Red oak, 75’, balsam fir 60’ and White Spruce 80’. Substitution of other native trees and/or shrubs would also be acceptable. The applicant could consider other trees & shrubs that provide additional wildlife food and habitat.

Easement modifications recommended –

#4 – Add language that allows trees & shrubs to be added to the easement.

#7 with the exception of the trees that will be impacted by the berm

#8 with the exception of topography changes that will include up to 12’ of berm to be constructed to minimize/reduce vehicular traffic noise and lights as described in the site project plan submitted by the MRB group, titled LSI Solutions Creekside Building NYS Route 251 Improvements, Town of Victor, Ontario County, Dragos Landscaping Plan dated 7/12/2018.

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