

AGENDA
CONSERVATION BOARD MEETING
September 4, 2018– 6:30 p.m.
REPORT

PROJECTS TO BE REVIEWED:

1. ENGEBECHT, JEFF – POND 23-SP-18
Tax Map # 5.00-1-86.200 which surrounds 7980 Main St Fishers
Applicant is requesting approval to regrade Lot #2 which would consist of enlarging the existing pond and adding a second pond. The full material would be placed on site. That area of the property is in a floodplain.

The Conservation Board notes that there are several references to floodplain development in Town Code that must be addressed by the applicant. There are also NYS DEC requirements that must be met prior to construction approvals.

Town of Victor Code 120-12; Section D

- (1) Notify adjacent communities and the New York State Department of Environmental Conservation prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Regional Director, Federal Emergency Management Agency, Region II, 26 Federal Plaza, New York, New York 10278.**
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.**

The applicant should be asked to provide construction details for the enlarged and new pond sides as the soils are highly erodible with Moderately High Permeability; including detail on how the ponds will be reinforced so that pond side leaking does not occur post construction.

The Town Engineer should evaluate the proposed grading plan for potential issues knowing that floodplain alterations can affect adjacent parcels and change flood patterns.

The applicant should consider timing of construction given the highly erodible soils and potential for run-off.

The applicant should describe the trees to be removed, plantings, seeding and erosion control infrastructure that will be used during & post construction. Seeding planned for the site should occur as soon as possible following construction for both the pond sides & fill area.

2. CAROL ANDERSON SUBDIVISION

1025-1055 Strong Road

2-MS-18

Applicant is requesting to subdivide 168.3 acres into four lots. Lot 1 is to be a flag lot consisting of 23.759 acres; Lot 2 will consist of 1.510 acres; Lot 3 will consist of 10.558 acres; Lot 4 will consist of 125.5 acres.

The CB has no comment on the proposed subdivision.

3. HOLTZ PROPERTY

Richardson Road near Blazey Road

3-PS-18

Applicant is subdividing 52.247 acres into two lots. Lot 1 will consist of 45.061 acres and Lot 2 will consist of 7.186 acres. Lot 2 is planned to have a single family home.

Jim Cretekos from BME & Zak Holtz joined the Conservation Board.

The applicant has responded positively to each of the recommendations made by the Conservation Board at their 5/1/18 meeting by adjusting the easement boundaries. The placement of the septic system has also been adjusted. The CB appreciates consideration of their recommendations.

The CB also notes that physical separation to the wetland has been adjusted and is more than required; this will serve to better protect the wetlands.

The CB assumes that the applicant will reuse any topsoils moved during construction on the site in their homesteading activities.

The CB requests that the open space easement language be forwarded to the Planning Board & Town Board for consideration.

ANNOUNCEMENTS:

Ed Kahovec, Town Board Liaison, and the Conservation Board discussed funds in the 2019 budget for steep slope codification. The funds for this are in a Comprehensive Plan budget line item.

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