

REPORT

AGENDA CONSERVATION BOARD MEETING

October 2, 2018– 6:30 p.m.

PROJECTS TO BE REVIEWED:

1. PIPER MEADOWS SUBDIVISION 4-SK-18
860 & 870 High Street

Applicant is requesting acknowledgement of a complete application for a 41 lot subdivision on 41.09 acres. The project is comprised of two adjacent parcels approximately 20 acres each. It will consist of two existing single family homes and 39 additional lots. Section 1 will consist of 21 single family homes and Section 2 will consist of 20 townhouse lots (ten 2-unit buildings).

Rich Tiede from Marathon Engineering & Jeff Morrell from Morrell Builders were in attendance to present the project.

David Schond noted that the parcel being proposed for development drains to the swale located on his property; his concern is containment and other run-off from the proposed development. In response, the Conservation Board recommends the applicant review all topography & grade changes proposed; drainage patterns should direct the stormwater and water from impervious surfaces to on-site storm water management areas for retention & cleansing. Stormwater management infrastructure proposals should reflect appropriate bioretention soils and plantings based on the water table and soil types noted in the site walk report dated 8/27/18, so that invasive species and parcel run-off are well managed.

The Conservation Board asks that the applicant describe how the two swales will be removed/filled. There is potential to change/increase water patterns to the adjacent parcel if “natural” french drains are created.

Stormwater Management F Area A may increase water flow to the nearby intermittent stream. The stormwater facility should be deep enough (with appropriate bioretention soils) to provide adequate filtering for the water entering the tributary.

The applicant should consider greater separation between lots 111 – 113 and the intermittent tributary.

The applicant should consider plantings or other natural markers along the northwest boundary to reduce access to and delineate the adjoining parcel. Backyards could be planted with a different groundcover/grasses using the Native Plant manual.

The CB recommends a natural resource easement for the proposed HOA lands. The applicant should consider well marked pervious trails to the interior of the parcel based on comments from residents present at the CB meeting.

The Conservation Board recommends that the applicant consider a 20 foot buffer along the entire intermittent tributary with any topography changes near the stream done during dry weather and immediately seeded with grasses from the Native Plant Manual. This will help maintain stream health while it is active.

The areas of disturbance & open space limits need clearer definition on page 3 of 6 sketch plans.

There is a soil stockpile being considered for lots 201 & 202. The CB asks that the applicant consider a site further away from the intermittent tributary. Lots 209 & 210 are potential sites to consider.

OPEN ACTION ITEMS:

Holtz Property Conservation Easement discussion from Planning Board:

Kate reported that the Holtz subdivision was reviewed by the Planning Board and that Joe Logan asked that the conservation easement be moved so that it does not include the septic system. The Board was not in agreement that the easement should be moved. The easement boundary was written to include the septic infrastructure with the lands above the system native grasses to widen the separation to the adjacent wetland. If the Planning Board insists on the easement boundary change the CB will concede as an exception so that other septic systems can be treated in the manner recommended by the Board.

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.