

AGENDA
CONSERVATION BOARD MEETING
October 16, 2018– 6:30 p.m.
REPORT

Babette Huber attended the Conservation Board (CB) meeting. She described initiatives undertaken by the Town of Victor Historic Advisory Committee (HAC).

- Babette recommended that the HAC & CB work closely together when archeologic (barns, stone walls, etc) or glacial deposits (drumlins, cobble fields, etc) resources are present on a site.
- Babette offered to provide the CB meeting minutes from HAC meetings. CB agreed those would be beneficial.
- The CB would like copies of site walk reports shared with the Historic Advisory Committee.

OPEN ACTION ITEMS:

PIPER MEADOWS SUBDIVISION

4-SK-18

860 & 870 High Street

Sketch plan 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).

The residents that attended the meeting were encouraged to contact the Town Planning Department to learn about upcoming meetings & presentations to Town Boards regarding this project.

Susan Davie presented several recommendations for the proposed project.

- That bylaws for the HOA be required so that common areas are maintained.
- Hunting should not be allowed in the HOA
- The adjacent school parcel should be considered when the Pipe Project's grading & storm water systems are proposed; residents nearby noted that the addition of impervious surfaces have altered the storm water patterns to the parcel and adjacent parcels now suffer from intermittent flooding.
- The Town Engineer should also review the road drainage systems that serve the parcel and minimize impact to neighboring parcels.
- There are two swales (noted in the CB comments from 10/2/18) that control storm water during rain events. The applicant is proposing to modify those swales. Modification will change water patterns and have the potential to contribute to flooding of adjacent parcels.

PROJECTS TO BE REVIEWED:

1. FINAL COMMENTS ON ENGEBECHT, JEFF – POND

Tax Map # 5.00-1-86.200 which surrounds 7980 Main St Fishers

23-SP-18

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.

Conservation Board comments were made at the September 4, 2018 CB meeting.

The applicant should provide construction (soils) details for the new pond sides to avoid post construction side leaking. Soils on site are highly erodible with Moderately High Permeability.

The proposed grad ing plan should detail floodplain alterations that could affect adjacent parcels and change flood patterns.

Town engineering should review the culvert that connects the parcel to the park for size and efficiency.

The applicant should consider timing of construction given the highly erodible soils and potential for run-off. Seeding planned for the site should occur as soon as possible following construction for both the pond sides & fill area.

DUNBAR HILL SUBDIVISION CONSERVATION EASEMENT AREAS

Lane Road near High Street - Tax Map # 15.00-1-51.300

2-PS-2018 & 1-FS-2018

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 supports the modifications made to the easement boundaries. Widening the easement to the wetland should serve to minimize impact; removal of the doglegs between parcels will make it easier for the residents to understand boundaries & maintain easement areas. The applicant is asked to seed the easement areas with a grass & perennial seed mix different from the lawn area.

Easement language included in DUNBAR Site Specific_v3:

No motorized vehicles in the easement.

Planting of shrub, trees in any of the easement areas is encouraged, using the Town's Native Plant Manual.

Topography changes in the easements are restricted.

The CB recommends that the applicant consider planting lot trees and/or shrubs near the property perimeters; this will lessen the impact on adjacent parcels and help to maintain the current buffers. Plants that tolerate the soil conditions present (wet) should be used.

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