

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

PROJECTS TO BE DISCUSSED:

1. Sue Davie has asked for privilege of the floor to discuss the **Piper Meadows Subdivision** Project. At this point there has only been a sketch plan submitted; there has been no formal application. The sketch depicts a 41 lot subdivision on what is currently two lots: **860 & 870 High Street**. The sketch consists of 21 Single family homes and 20 2 unit townhouses.

Sue Davie shared resident's concerns about drainage and the potential of flooding on Route 96. There is no culvert on High Street to direct the water from the school. Sue Davie and adjacent neighbors have concern about water management from the school's parcels.

Also, there have been past incidences of storm water imposing on the sewer system during high water events.

David Schond is on the corner of Lane & High & has been approached by the applicant as a potential parcel to be added to the proposed subdivision.

Ontario County has been consulted regarding drainage. Mr. Schond expressed concern about drainage onto his property resulting from the proposed development. The applicant needs to consider not only road water management but storm water management across the entire parcel and water coming from adjacent parcels.

The applicant should consider a berm and or additional trees on the border to Mr. Schond's property to provide privacy & identifiable property line definition.

PROJECTS TO BE REVIEWED:

2. TORPEY SUBDIVISION 4-PS-18
7980 County Road 41
Applicant is requesting to subdivide 19.133 acres into five lots. Lot 1 will consist of 1.767 acres and has an existing house. Lot 2 will consist of 2.657 acres. Lot 3 will consist of 3.875 acres and Lot 4 will consist of 6.615 acres. (Lot 4 & 5 acreage updated).

The Conservation Board notes that the applicant responded to the concern about adequate ground water raised at the June 26, 2018 Planning Board meeting & has consulted a hydrogeologist. Aquifers in the area should adequately serve the new residences.

The subdivision map shows the conservation easements as discussed in May 2018 with the Conservation Board.

The CB also noted that the applicant has begun planting evergreens on Lot #1, consistent with previous discussions, providing complementary green infrastructure to the log homes being built.

The applicant should consider removing the conservation easement that abuts County Rd #41. This would eliminate the easement markers at the front of the homes/property. The acreage would still be counted toward open space.

Ontario County & the Town Highway Department should be asked if there is anything that they can do collectively to assist with County Road #41 road water management. Ontario County's comment to the applicant is that they would do the work if someone will provide the materials.

The CB has no other comments at this time.

3. CZARNECKI, CRIS/JILL – POOL, PATIO, DECK 29-SP-18
7857 Royal Woods

Applicant is requesting approval to install an in-ground pool, a patio and a deck. The property is in the Limited Development District.

The soils on site are Arkport Sandy Loam with no concern about depth to water table (201 cm). However, the soils are highly erodible; the applicant should carefully plan the time of year that the construction is done to stay out of wet weather where soils could easily erode.

The applicant has picked the appropriate location on the property to cite the pool & deck. It is the only area on the site other than in front of the house that is conducive to the proposed construction.

The CB has no other comments given the project & data presented.

4. STRONG/PARISH ROAD SUBDIVISION, LOT 1 3-MS-18
7892 Parish Road

Applicant is requesting to subdivide a three acre lot from the 54.3 acre parcel for a single family house.

Lee Cody was present at the meeting as well as Linc Swedrock representing BME Associates.

The applicant has placed the house near the corner of the parcel and near the woods that separate the agricultural fields.



The parcel is in an agricultural district and will need to be removed as part of the planning process.

The proposed parcel is in the middle of several parcels that are agricultural. If there was a way to move the proposed building lot closer to the existing residential areas it would help to preserve the agricultural lands. The CB notes that the farmer is retiring at the end of this year.

Also of note agriculturally, the Arkport soils on the parcel to be developed are of Statewide Importance.

The Conservation Board has no additional comments on the proposed development given the data presented.

5. COLYER TERM CONSERVATION EASEMENT SITE WALK DISCUSSION

Cork Road at Route 251 – Tax Map #: 15.00-1-71.200

Advisory opinion recommending whether to accept the term easement application to be prepared for the Town Assessor to forward to the Town Board.

The Conservation Board supports the request from Jerry Colyer to place a Term Conservation Easement on the 31 acre parcel located on Cork Road at the intersection of Route 251. The Board has also advocated with the Town Assessor that the 2 smaller parcels owned by the Colyer's be added to the Term Easement.

During the site walk we discussed current use with Mr. Colyer.

Activities include hiking; hunting; harvesting wisteria trunks for canes. These activities should be evident and supported in the easement language.

From the site walk report:

Following are notes containing observations made on the parcel located at Cork Road, regarding plans to submit an application for a possible term conservation easement. These comments document environmental features participants observed when walking the site.

Present at the site walk on October 30, 2018, were Jerry Colyer (owner), Kate Crowley, Matt Matteson, Andrews Phillips and Keith Parris of the Victor Conservation Board.

Summary: In support of the proposed Term Conservation easement the Conservation Board notes that the parcel under consideration is a significant contributor to the environmental health of the largest co-occurrence in the Town, documented in the Town's Natural Resource Inventory (NRI, pg 184, IC-11), and it provides surface water to the Town's fresh water creeks. The co-occurrence is described in the NRI, starting on pg 202. The co-occurrence includes a portion of the Northern White Cedar Swamp that is present south of Route 96. The swamp is one of the land cover types noted as rarest within the Town and within New York State (NRI pg 240). The swamp and its habitat is described in the NRI – pg 264. The land cover description on page 328 of the NRI notes the land cover type within New York State as vulnerable.

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