

AGENDA
CONSERVATION BOARD MEETING
REPORT

December 18, 2018– 6:30 p.m.

PROJECTS TO BE REVIEWED:

1. INTEGRATED SYSTEMS ADDITION 33-SP-2018

50 Victor Heights Parkway

Applicant is requesting approval to construct a 3,200 square foot warehouse addition to the existing structure at 50 Victor Heights Parkway.

There are NWI/NYS DEC wetlands ~ 413' south of the proposed construction area. The gentle slopes on the site should not create an erosion problem. The contractor is expected to use a best practices approach during site preparation and warehouse construction to minimize soil disturbance and runoff.

The Town Engineer should review the proposed plans to ensure that runoff from the increase in impervious surfaces is well managed and remains onsite.

Both plantings are non-native; the Boxwood is deer resistant and easy care; the Holly can be invasive as the birds will disperse seeds. The applicant should consider replacing the Holly with native plants. The applicant should also consider additional plantings away from the building to provide green screening as well as to help cool/heat the structure.

The Conservation Board has no concerns with the proposed construction based on the data available.

2. WOODS AT VALENTOWN – APARTMENTS 35-SP-2018

High Point Drive

Applicant is requesting approval to construct 288 for rent apartments within 12 buildings on 56.87 acres. The project will consist of underground parking and the buildings will be three stories for a maximum height of 48 feet. The property is zoned PDD (Planned Development District).

Fred Rainaldi and James Cretkos presented the project.

The limits of disturbance encroach into the 20' setback on the east side of buildings 6 & 7. Is that acceptable knowing that any existing trees or shrubs will be removed? Also a concern north of building 9.

Given that multiple areas will be under construction at the same time, best practice should be followed to limit erosion and runoff. Silt fences need to be in place PRIOR to any soil disturbance.

All steep slopes including those around buildings 8 & 12 as well as along the roadway should be graded, blanketed, and seeded as quickly as possible with grading timed to be avoided if there is imminent rain or snow.

The Conservation Board notes extensive use of native plants throughout the site. The applicant has chosen several species from the “extreme environments” list knowing that the slopes will present challenges. The Ninebark is good for naturalizing.

The proposed Conservation easements will be Natural Resource easements. The CB understands that the applicant is resubmitting easements and modifying the original boundaries. Markers are requested at intersections and along easement boundaries in compliance with Town code. Also, easement markers are requested at the beginning and end of any trail sections that traverse the easements. The applicant would like to consider natural features such as large rocks or trees in conjunction with the markers to mark the areas. The CB encourages this approach for this site.

The applicant noted that the Northern Long-Eared Bat is present on the site & that all DEC recommended precautions will be followed to lessen impact on the species.

<https://www.dec.ny.gov/animals/106713.html>

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