

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
January 3, 2017**

A regular meeting of the Town of Victor Conservation Board was held on January 3, 2017 at 6:30 PM at the Victor Town Hall, 85 East Main Street, Victor, New York, with the following members present:

**ATTENDING:** Joe Limbeck, Chair; Kate Crowley, Vice Chair; Jacob Post; Matthew Matteson

**ABSENT:** Frank Pavia

**OTHERS:** Carl Hewings, Parrone Engineering to represent Anton Valley Estates Subdivision

**PROJECT REVIEW:**

1. ANTON VALLEY ESTATES SUBDIVISION  
County Road 9  
4-SK-2016

Applicant is requesting acknowledgement of a complete application for 15 single family lots on a 30 acre parcel.

Carl Hewings attended the meeting to represent the project.

The Conservation board notes that this site is described as WB-6 in the Natural Resource Inventory and includes 4 co-occurrences – stream, wetland, woods, and floodplain.

The applicant has addressed protecting the two tributaries that are located on the site. Noted on the Sketch Plan as Tributary A & B.

There is a federal wetland located on the site; more of significance is the floodplain and low elevation combined with hydric soils. These conditions will require significant fill on the site and may affect drainage to the streams and wetland.

The Conservation Board notes that the density, within allowable limits in terms of town code, appears to be quite dense given the green infrastructure present on the site.

The Conservation Board would like to see limits of disturbance clearly labeled on plans as planning continues. Being less impactful on the wetlands and streams by keeping construction and fill as close to County Rd 9 & Gillis Road is more preferable.

Enlarging the conservation easement, particularly behind Lots 7 & 8 would be desirable and may reduce stress on the wetland(s) and streams. A no touch easement would be recommended by the Conservation Board.

## 2. SUNSET MANOR FINAL SUBDIVISION

826 County Road 9

5-FS-2016

Applicant is requesting approval for final subdivision of five building lots on five acres. There is an existing two family house that will be converted to a single family with the intent of an in-law suite.

The previous comments from the 07/19/16 Conservation Board stand as recorded with no additional comments.

### **ANNOUNCEMENTS:**

- The Board reviewed the Annual report. Jacob Post motioned to approve the report; Kate seconded.
- Native Plant Manual Completion

### **APPROVAL OF THE MINUTES:**

On a motion of Kate Crowley, seconded by Jacob Post, the following resolution was

ADOPTED - AYES: 4 NAYS: 0

RESOLVED, that the minutes of November 22, 2016 be approved.

On a motion of Joe Limbeck, seconded by Jacob Post, the following resolution was

ADOPTED - AYES: 4 NAYS: 0

RESOLVED, that the minutes of December 13, 2016 be approved with corrections.

The meeting was adjourned at 7:12 PM.

Notes taken by Kate Crowley, Vice-Chair