

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
June 7, 2016**

A regular meeting of the Town of Victor Conservation Board was held on June 7, 2016 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; Mathew Matteson; Frank Pavia

OTHERS: Katie Evans, Director of Development; Linc Swedrock, BME; Phillip and Andrea Smith, 1195 Abbot Circle, Victor, NY

ANNOUNCEMENTS:

Joe reminded the Board of the upcoming training in Penn Yan - 6th Annual Local Planning and Zoning Officials Training Workshop for board members that require training for calendar 2016.

APPROVAL OF THE MINUTES:

On a motion of Frank Pavia, seconded by Matthew Matteson, the following resolution was

ADOPTED - AYES: 5 NAYS: 0

RESOLVED, that the minutes of April 19, 2016, be approved.

The May 3, 2016 Conservation Board minute approval will be deferred to the next meeting.

OBSERVATIONS:

Katie Evans indicated that the conservation easement for the home site on Willis Hill Road proposed by Mr. Turner and approved by the Planning Board has been filed.

Kate Crowley expressed concern about the silt fence at the perimeter of the southeast development site at Lehigh Crossing. She will send an e-mail to [Planning] mailbox.

Katie Evans asked if the existing easement markers can be used for site specific and open space until the current inventory is exhausted. The Town will order the Natural Resource markers for the most restrictive easements and begin using them immediately. Board members agreed with this approach.

PROJECT REVIEW:

1. GULLACE SUBDIVISION – (Comments – EAF already completed)
Lynaugh Road
Appl. No. 2-PS-16

Applicant is requesting approval for 69 'for sale' ranch style townhomes, each with two car garages. The townhomes would be a combination of three and four unit blocks for a total of 53 units on the eastern portion of the Town lands and 16 units consisting of two and three unit blocks on the western portion of the Town lands.

Linc Swedrock of BME presented the project.

Comments to the Planning Board:

The applicant will add the trail that will lead to Harlan Park to the site plan.

The Conservation Board encourages the applicant to consider language in the Home Owner's Association guidebook to advise residents to limit use of phosphate-based fertilizers and other chemical products used for landscape and garden pest and fungus control and to be as natural and pest-specific as possible.

The board discussed the dense development; particularly in the northwest (west of Lynaugh) and southeast quadrant where there is standing water today. There were no additional remedies to add to the previous comments made by the Board.

The Conservation Board asks that the applicant add conservation easement markers to the two parcels in the northwest portion of the parcel (they are adjacent to the construction site) that currently contain conservation easements.

2. 1195 Abbot Circle (Ballerina Court Phase 1 Development)

Mr. Phil Smith, resident owner of 1195 Abbot Circle, would like the Conservation Board to render an opinion as to whether he can remove saplings that are either growing in the dry stack stone wall or within one foot of it so as to maintain the integrity of the wall.

The Conservation Board had a brief discussion and agreed with the homeowner that the easement language is too restrictive.

In conclusion - the Board moves to allow the homeowner to maintain the dry stack stone wall and the area surrounding the wall (one foot on either side). Maintenance includes removal of vines, saplings, and other weeds as needed to preserve the integrity of the artifact.

These comments should be included in the Ballerina Court project files and the individual homeowner file.

3. Trail Easements for Stonington Ridge

#4 in the easement language – the (2) trail easements – one on the north side of the parcel and 1 on the south are a combination of trail and infrastructure easement. Should the language in #4 indicate that there may be trail obstruction from time to time as needed for infrastructure maintenance or to enhance the infrastructure?

Katie Evans indicated that she would follow up and check on this to see if we should take action. It appears that there is only one trail easement being retained. The Conservation Board would like to see a map that indicates the location of the trail.

OPEN ACTION ITEMS:

- Scout Crossing Site Walk (6/2/2016 at 6:30pm) Discussion

Kate Crowley sent the site walk document to the Board minutes before the meeting. The Board was asked to submit comments back to Kate by Thursday so that the document can go to the Planning Board and applicant prior to their next meeting.

- Discussion of Fall Issue of Victor Voice Newsletter article – due by June 27th

Jake Post plans to do an article on stream buffers.

The meeting was adjourned at approximately 7:40 PM.

Notes taken by Kate Crowley, Vice-Chair