

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
June 21, 2016**

A regular meeting of the Town of Victor Conservation Board was held on June 21, 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: Jennifer McCauley-Topas, 6616 Bradhurst Street

PROJECT REVIEW:

1. 6616 BRADHURST STREET (Dorchester Park Subdivision Section 2)
Jennifer McCauley, future owner of the lot#14, would like to remove barbed wire that is located in the Conservation Easement. It is a safety concern for her children.

The Conservation Board agrees that the barbed wire presents a safety concern. The resident expressed the desire to remove the entire livestock fence. The board agrees that this is a reasonable request and asks that the fence be removed with the least amount of disturbance in the conservation easement practicable. None of the trees, dead or alive, or any other green infrastructure be overly disturbed. We also want to indicate that this does not establish a precedent. The property owner will ask the developer if they will accomplish the task. The Conservation Board defers to Planning & Building for general oversight.

2. MARK'S PIZZERIA REVISION/MODIFICATION (Short EAF)
6499 St Route 96
Appl. No. 19-SP-16
Applicant is requesting approval to demolish existing building and construct a new 60' x 68' building for a total of 4,080 square feet on same site.

The Conservation Board notes that the site is within the 100 flood plain and assumes that appropriate construction measures are being taken to protect the applicant/construction.

The Board appreciates that the applicant is using a significant portion of the native plant manual for the trees and will use as many of the native plant manual shrubs as possible, while maintaining their distinctive landscaping elements.

3. SCHOFF'S GARAGE (Short EAF)

7126 Valentown Road

Appl. No. 22-SP-2016

Applicant is requesting approval to construct a 1,756 square foot garage. Applicant has been approved for a variance from the ZBA to allow construction of the garage forward of the front line of the principal structure.

The Conservation Board recognizes that the slopes to the north of the house are steep and suspects that the soils may be unstable; the board agrees that this may be the most acceptable site for the proposed outbuilding.

The board recommends that tree removal be kept to a minimum. The applicant should consider replacing any trees or shrubbery proposed for the building from the native plant manual.

The site plan needs to clearly define the area of disturbance. Slopes should be protected during construction to minimize unintentional soil movement.

The Conservation Board assumes that Planning & Codes are confirming that any drains in the proposed outbuilding be properly attached and filtrated before entering the septic system.

4. BOUGHTON HILL ROAD SUBDIVISION (already commented on 4/19/2016)

County Rd 41

Appl. No. 3-PS-16 Preliminary Subdivision; Appl. No. 3-FS-16 Final Subdivision

Applicant, is requesting subdivision approval to subdivide Lot 4 which consists of +/- 55.6 acres. Lot A will consist of 1.414 acres and Lot B will consist of 1.572 acres leaving +/- 52.5 acres.

The Conservation Board recommends that the proposed subdivision be a catalyst to approach Ontario County to ensure that the adequacy of the culvert be investigated to determine whether it will properly drain the site given the public concern expressed at the Planning Board meeting given the existing hydrological conditions of the property.

5. EAST VICTOR ROAD SUBDIVISION (already commented on 4/19/2016)

Appl. No. 1-PS-2016

Applicant is requesting the development of a 57.77 acre portion of the overall +/- 137.5 acres into a 28 lot clustered subdivision. Reidman Acquisitions LLC is purchasing 13.77 acres from current property owner on which the lots and Town dedicated road right of way is located. +/- 44 acres will be permanently designated as a conservation easement/open space.

The Conservation Board's primary concern is to reduce encroachment on the co-occurrence on the west side of the proposed development. There is a steep slope with water at the base that creates a high quality co-occurrence. The closer to the west boundary the houses are proposed, the more likely the impact to the slope and co-occurrence.

ANNOUNCEMENTS:

The Ballerina Court, Phase I, Conservation Easements have been marked on the plans.

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 May 3, 2016, be approved as edited.

The meeting was adjourned at approximately 7:50 PM.

Notes taken by Kate Crowley, Vice-Chair