

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
July 19, 2016**

A regular meeting of the Town of Victor Conservation Board was held on July 19, 2016 at 6:30 PM at the Victor Town Hall, 85 East Main Street, Victor, New York, with the following members present:

ATTENDING: Jacob Post; Mathew Matteson; Frank Pavia

ABSENT: Joe Limbeck, Chair; Kate Crowley, Vice Chair

OTHERS: Dan Crowley, Town Board Liaison; Karen & Mauro Polidori; John Sciarabba

PROJECT REVIEW:

1. TIMBERVIEW ESTATES (formerly Mauro Manor)
Cline Road
Appl. No. 1-SK-16 (Sketch Plan)

Applicant is requesting approval for 26 single family lots on a 74.40 acre parcel to be done in three phases.

John Sciarabba of Land Tech Surveying and Planning presented to the Board with Karen and Mauro Polidori in attendance also.

Mr. Sciarabba explained that this project also included approximately five acres in Farmington, but all the houses and road(s) would be in the Town of Victor. He commented that the general concerns for the Conservation Board would be the wetlands and slopes on the site. The proposed development would stay away from the wetlands and protect it with a conservation easement. There are woods in the north. Thirty feet of these woods would need to be touched because that is where the best soils were according to perk tests. The hedgerows in the in the fields would be maintained for buffers and barriers for the project.

In April 2016 the Conservation Board prepared a site walk memo.

Comments to the Planning Board:

John Sciarabba of Land Tech confirmed that the site is to be called 'TimberView Estates'. Land Tech will be confirming that Swamp Valerian is not present on the site to be impacted, as this came up as an Endangered/Threatened species.

The Acreage of the site will need to be addressed, as the Long SEQR form is required due to the size of the site (A short form was submitted originally). This confusion could have occurred as a misunderstanding over 'disturbed vs. developed' land.

As the applicant is only in the Sketch Plan Phase, the Conservation Board feels it is best to hold off on the Short EAF until a confirmed set of plans is before the board.

The most significant natural resource on the parcel is a co-occurrence that includes the drumlin (Steep slope, Successional Northern Hardwoods, fresh water/shrub wetland). With respect to the Comprehensive Plan, the Conservation Board would strongly encourage the Planning and Town Board to determine how and in what quantity natural features like drumlins will be protected and/or approached in terms of development styles that preserve the natural ridgelines. These natural ridgelines distinguish a drumlin or other glacial features (Moraines, Kames).

Also of note: Chapter 8 of Victor's Comprehensive Plan indicates that this area of the Town is planned as a low-density area. The Conservation Board wonders if there are steps that will be taken to further define low-density areas and if parcels like this will be or should be given special consideration.

Soil types & erodibility vary on the site. The soils present are considered prime farmland with some of the Ontario soils classified as Farmland of Statewide Importance (112C, 116C). Erodibility of the soils located in the wetland is high; all other soils are medium erodibility. Development practices and approach will need to take this in to account so that soils are protected and stay within the limits of disturbance.

There is an NWI wetland on the site that we recommend be delineated prior to any site approvals.

3.4% of the site is a combination of freshwater-forested wetland, which may function as a vernal pool in the spring, and shrub wetland. Vernal pools are a scarce natural resource in the Town that support amphibian and reptilian populations; vernal pools are used as breeding and rearing sites for frogs, amphibians and reptiles.

2. SUNSET MANOR SUBDIVISION (formerly Sun Rise Subdivision)
826 County Road 9
4-PS-16 (Preliminary Subdivision)

Applicant is asking for approval to subdivide five acres into five building lots. There is an existing two family house and barn located on lot #1. The existing house is proposed to have an in-law apartment added to it.

John Sciarabba also presented this project to the Board with Mr. & Mrs. Polidori present. According to Mr. Sciarabba the biggest challenge to this project is that the driveway/road is within a County right-of-way. The pre-existing right-of-way dates from the time it was the original County Road 9. The applicant is discussing this issue with Tim McElliot of the Ontario County Public Works.

There are federal wetlands (not NYSDEC wetlands) on the site and the applicant proposed a 50 foot restrictive easement buffer and after that an open space buffer so the future residents can mow that part of their lot.

The Conservation will finalize a site memo and have it ready for the August 2nd meeting along with comments for the Planning Board. An actual site walk was not performed because of the poison ivy on the site.

Comments to the Planning Board:

John Sciarabba of Land Tech confirmed that the site is to be called 'Sunset Manor'. The driveway currently in place for the house located next to the highway is in the County Road right of way. Therefore, the applicant will need to request an exemption to code in order to use the preexisting driveway.

A 50-foot most restrictive conservation easement is being proposed to protect the wetland in the proximity of the new houses to be developed.

A Limited Restrictive conservation easement is being proposed to provide backyard for houses proposed. It was potentially discussed that this Limited Restrictive conservation easement could become a Most Restrictive. These easements will result in a 100-foot buffer from houses that will be built.

Land Tech will research the results of the Environmental Resource Mapper that indicated the potential of Swamp Valerian on this site.

APPROVAL OF THE MINUTES:

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

ADOPTED - AYES: 3 NAYS: 0

RESOLVED, that the minutes of July 5, 2016, be approved.

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The meeting was adjourned at 7:30 PM.