

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
March 6, 2018**

A regular meeting of the Town of Victor Conservation Board was held on March 6, 2018 at 6:30 PM at the Victor Town Hall, 85 East Main Street, Victor, New York, with the following members present:

ATTENDING: Kate Crowley, Chair; Matthew Matteson, Vice Chair; Joe Limbeck; Andrew Phillips

OTHERS: Mike Bogojevski, BME

PROJECTS REVIEWED:

1. GULLACE PROJECT REVISION – Site Plan Appl. 19-SP-2017
Between County Road 9 & Lynaugh Road

Applicant has revised the Site Plan from 69 units to 67 units. On the western portion of the property 14 duplexes are proposed and on the eastern portion, 53 units are proposed in three and four unit buildings.

The Conservation Board notes that the applicant has responded positively to public comment by reducing the density on the northwest portion of the site by 2 units. The reduction may be in response to the set-back requirements (from County Rd 9). The position of the northern most unit and the turnaround will have significant impact on the slopes in that portion of the parcel.

Board members were present for Labella's report on ground water to the Planning Board several weeks ago. The CB's concern regarding springs and potential water issues during and after construction on the parcel remain. The soils analysis indicates that there is groundwater within 12" and 18" (Rhinebeck & Collamer soils) of surface on portions of the site where standing water is often observed. The applicant should address any springs encountered during construction.

Again, the CB asks that any mature habitat trees (the Shagbark Hickories) be fenced prior to any site preparation; they are on the Village portion of the proposed development. Planning & building is asked to forward this request to the Village Planning Board.

The CB asks that the applicant use the native Plant manual as site plans are developed to propose a detailed landscaping plan. Soils should also be considered during plant & species selection.

Although the open space is more than what zoning code requires, the CB notes that the applicant is counting any space not under a building pad or asphalt. This approach to open space does not create habitat or wildlife corridors through the site.

2. LANE ROAD Proposed Four Lot Subdivision

Lane Road near High Street - Tax Map # 15.00-1-51.300

Discussion of the proposed Lane Road Subdivision conservation easement and the proposed policy on see through fencing.

The Conservation Board reviewed the see-thru fence language proposed by the Code Enforcement Officer and supports the language.

APPROVAL OF THE MINUTES:

On a motion by Joe Limbeck, seconded by Matthew Matteson, the following resolution was

ADOPTED - AYES: 4 NAYS: 0

RESOLVED, that the minutes of February 6, 2018 be approved.

ANNOUNCEMENTS:

Kate provided an update on the report to the Town Board. Several recommendations were made to the Town Board.

- To convene a team to review the Steep Slope Policy in the NRI, Volume 2 and propose language to be adopted within the building code when developing on sites with steep slopes and specifically for those sites with steep slopes and other co-occurring natural resources (water, forests). Code recommendations would be presented to the Town Board for consideration.
- To convene a team to revisit the GIS maps done during the Comprehensive Plan development and submit "vision" maps to the Town that would influence development and those parcels that the Town would like to preserve; either for agriculture or aesthetics. The CB submitted a list of GIS map layers and suggested public vs private (as requested by the Town Board). Those were left for Debby & Kim on the table and subsequently sent to Mike Briggs at LaBella Associates.

Kate is attending a meeting tomorrow night, as CB representative, to discuss recommendations from Ontario County (Maria Rudzinski) on Agriculture friendly language that is consistent with the State for the Victor Town Code.

OPEN ACTION ITEMS:

- Thursday, April 5, 2018: Victor Historical Advisory Committee 2017-2017 Speaker Series at Town Hall starting at 7:00p.m. "History of the Presbyterian Church" One hour toward your training requirement if you attend!
- Native Plant Manual Completion

On a motion by Joe Limbeck, seconded by Matthew Matteson and by unanimous decision the meeting was adjourned at the meeting was adjourned at 7:19 PM.

Notes taken by Kate Crowley, Chair