

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
August 7, 2018**

A regular meeting of the Town of Victor Conservation Board was held on August 7, 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; Keith Parris

OTHERS: Voula & Tim Dragos; Robert Hamby; Jim Guelzow; Stephen Schultz; Conor Gallagher

**PROJECTS REVIEWED:**

1. LSI (7796 RTE 2510) / BEL ARBOR ESTATES CONSERVATION EASEMENT

On April 17, 2018 there was a discussion on landscaping within the Bel Arbor Estates Conservation Easement which is a “no touch” easement written before there were different types of easements. LSI would now like to offer a landscaping plan as they would like to create a left hand turn into their property which would disturb part of the easement.

Jim Guelzow and Robert Hamby from LSI Solutions attended the meeting as well as Stephen Schultz from MRB Group and Voula and Tim Dragos whose property will have the berm built up on it. The Dragos said in the meeting that they were happy with the landscape plan.

The Conservation Board supports the trees being recommended. The mix will provide food & habitat for wildlife. Red oak, 75', balsam fir 60' and White Spruce 80'. Substitution of other native trees and/or shrubs would also be acceptable. The applicant could consider other trees & shrubs that provide additional wildlife food and habitat.

Easement modifications recommended –

#4 – Add language that allows trees & shrubs to be added to the easement.

#7 with the exception of the trees that will be impacted by the berm

#8 with the exception of topography changes that will include up to 12' of berm to be constructed to minimize/reduce vehicular traffic noise and lights as described in the site project plan submitted by the MRB group, titled LSI Solutions Creekside Building NYS Route 251 Improvements, Town of Victor, Ontario County, Dragos Landscaping Plan dated 7/12/2018.

## 2. SONG HILL WINERY

521 County Road 9

16-SP-17

Applicant is requesting approval to hold festivals up to four times per year in order to direct market their ag products to the public. The events would take place outdoors seasonally between hours of noon and 7 p.m. The events would be limited to 100 people or less.

Conor Gallagher came and spoke at the meeting.

The ponds & wetlands should be protected from pedestrian and vehicular traffic and festival debris.

This is an excellent opportunity to showcase boutique farms such as Song Hill. The Conservation Board encourages the applicant to consider other local ag products to showcase at the festivals (as allowed by law) and to also consider a “vendor board” that announces other products and their sources included in the event.

The Conservation Board has no additional concerns given the information provided.

## 3. QUALDIERI POOL

7605 Arbor Glen Drive

19-SP-18

Applicant is requesting approval to construct a 34' x 16' in-ground pool. The property is in the Limited Development District.

The Conservation Board notes that no trees will be removed.

The property has Arkport Fine Sandy soils; highly erodible; 201cm to the water table.

The applicant is recommending the pool be close to the building pad and in an area with gentler slopes. The Conservation Board supports the proposed placement.

The applicant should require a groundwater management / drainage plan from their contractor.

The applicant should be asked to submit a soils control proposal for the period of construction knowing that the soils are highly erodible. Soils should be protected with grass or other native ground cover as soon as possible following construction. A silt fence is recommended.

#### 4. SOLAR CODE DISCUSSION

Should areas that are currently considered brownfield be noted as a priority for solar projects if construction is allowed on those sites? Examples would be the area near Pinnacle, previous areas used as landfills, etc. (Less useful parcels that for some reason may not be desirable for development.)

#### OPEN ACTION ITEMS:

#### 5. DISCUSSION ON DISTRIBUTION LETTER FOR NATIVE PLANT MANUAL

Area garden centers including Wayside & Mendon Garden Center, garden clubs, Victor Central Schools Superintendent's office, (David Condon should be consulted), boy's & girl's scouts, developers & engineering firms working with the town, (BME, Mitchell, Labella, etc.), Victor Hiking Trails, Ontario County, Town & Village Boards (Debby, you are welcome to add to this list).

The board would like one hard copy & the letter sent to each party assuming that funding is available. Debby, will you please construct a list of organizations and share it back with the CB.

#### ANNOUNCEMENTS:

- Kate provided an update on the projects from last Planning Board.
- Kate & Matt provided an update on the Town's desire to make some safety improvements on Willis Hill Road – north of Modock; Mark Years asked if the steep slope is a drumlin. Per the NRI, The hill is a wooded, steep hill with highly erodible soils. Kate recommended that engineers assess their approach if trees on top or the side near the road have to be eliminated. The site should be a "Best Practice" for the Town and the approach should guard against the hill sliding into the road (an example would be what occurred on Route 96 when the sandy hill was modified).

#### APPROVAL OF THE MINUTES:

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

ADOPTED - AYES: 5 NAYS: 0

RESOLVED, that the minutes of July 10, 2018 be approved.

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

ADOPTED - AYES: 5 NAYS: 0

RESOLVED, that the minutes of July 17, 2018 be approved.

By unanimous decision the meeting was adjourned at 7:45 PM.

Notes taken by Kate Crowley, Chair