

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

A regular meeting of the Town of Victor Conservation Board was held on February 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: James Cretekos; Duje Tadin; Rita Kaplan

**PROJECTS REVIEWED:**

1. 179 MILES CUTTING LANE - ADDITION (SEAF)  
Site Plan

Appl. 2-SP-2018

Applicant is requesting to construct an approximately 1,136 square foot building addition with screen porch and patio area to the existing residence which is in the Limited Development District.

James Cretekos, engineer, and applicant, Duje Tadin, attended the meeting. Rita Kaplan was also in attendance.

The Conservation Board notes that soils in the area proposed for the addition are highly erodible; extreme care is needed when excavation is done to stabilize the slope. The slope quickly changes from 15% to greater and there is a Locust tree that will be removed. The tree leans toward the house and would need to be removed at some future time.

The CB also noted that the area designated for septic system expansion has several mature trees. Given that the system will be seepage pits there will be less impact on root systems. The 24' caliper tree in the diagram is most likely to be impacted by excavation; the drip edges should be clearly marked prior to work commencing on the septic systems. If possible the new pit and area of disturbance should be moved in a westerly direction to adjust the area of disturbance and lessen the impact on the tree's root system.

The Board prepared a Short Environmental Assessment Form, Parts 2 and 3 for the project.

The CB has no other comments given the proposed action & data presented.

2. LANE ROAD Proposed Four Lot Subdivision  
Lane Road near High Street - Tax Map # 15.00-1-51.300

Discussion of site walk that took place on Sunday, January 28, 2018.

The Conservation Board notes that the proposed development on the northern portion of the site is consistent with residential developments to the west, north, and south of the parcel.

The applicant's approach to clustering the development in the northern portion of the site is consistent with the contours and hydrology on the site.

The CB would recommend a site specific easement for the southern portion of the areas of disturbance parcel. Specific limitations would include:

Mowing - Twice a year

Use of motor vehicles – the exception would be mowing

Disturbed areas outside of the lawn areas should be seeded with native grass and perennials mix that are conducive to wet soils. The Native Plant Manual should be used (see pages 25 – 26).

Tree removal should be with the guidance of an arborist and if needed to maintain paths or for safety.

Tree and shrub planting in the conservation easements would be permitted using appropriate plants, based on soils and hydrology, from the Native Plant Manual.

The Conservation Board will prepare a draft Conservation Easement for the applicant's review.

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 January 16, 2018 be approved with one edit.

ANNOUNCEMENTS:

Kate reported that the Conservation Board will be providing an update to the Town Board February 26; she will circulate talking points to the Board prior to the 26<sup>th</sup> for their input.

OPEN ACTION ITEMS:

- Spring/Summer issue Victor Voice Newsletter article due February 26, 2018
- Thursday, March 1, 2018: Victor Historical Advisory Committee 2017-2017 Speaker Series at Town Hall starting at 7:00p.m. "200 Years of Music, Art and Roadways at Victor's Cole and Parks," One hour toward your training requirement if you attend!
- Native Plant Manual Completion

On a unanimous decision the meeting was adjourned at the meeting was adjourned at 7:10 PM.

Notes taken by Kate Crowley, Chair