

**AGENDA**  
**CONSERVATION BOARD MEETING**  
**REPORT**

May 7, 2019 – 6:30 p.m.  
Victor Town Hall, 85 East Main Street. Victor, NY 14564

**PROJECTS TO BE DISCUSSED:**

PIPER MEADOWS SUBDIVISION	1-PS-2019
860 High Street & 870 High Street	Zoned Residential 1 w/C overlay
Owner – 860 Andrew Glasgow (20.40 acres) & 870 Glenn Piper (20.6 acres)	

The project is comprised of 2 adjacent parcels approximately 20 acres each and will consist of 2 existing single family homes and 39 additional lots. Section 1 will consist of 21 single family homes and Section 2 will consist of 20 townhouse lots (ten 2-unit bldgs). This will be the second step in a 3 step process for a major subdivision. It is a 41 lot subdivision on 41.09 acres.

Privilege of the floor: Sue Davie

- Conservation Board shares the concern for erosion due to damaged Ash trees and recommends amending its original comments on the said site walk to consider loss or damage of trees.
- The Conservation Board has pointed out soil types. They recommend Ms. Davie capture all of her research, with supporting material (pictures) into a letter to the Planning Board. It then becomes part of the record, as do the minutes of this meeting, and Ms. Davie could reinforce the points in person at the Planning Board meeting.

Privilege of the floor: Steve Robb

Conservation Easement, Route 251, Tax Map #15.03-3-100.00. His land is the Conservation Easement for the Auburn Hills, Section 1 subdivision which was put into a conservation easement for the open space requirement of subdivisions.

- Conservation Board said easement details were clarified when Mr. Robb came to the board earlier with questions, but reviewed the easement details again.
- Recommendation: Mr. Robb should confer with Code Enforcement Officer (CEO) on details of the invasive species control. The assumption of ‘control of invasive’ species allows for maintaining pervious footpaths or animal paths. Key word is control, not removal.
- Conservation Board suggests tying controlling invasive species to the language that allows clearing of brush and deadfalls on the existing footpaths and trails. Mr. Robb to talk with CEO to discuss the width that would be cleared on either side of the trails.
- Suggested Mr. Robb approach the Town Board since that Board has jurisdiction over easements, to see if they are interested in discussion and they would refer it to Conservation Board to ask for input after.

- Conservation Board supports twice a year (seasonal, spring and fall) mowing to control invasive species and maintain the two clearings to keep the trails from going back to wild again. Conservation Board can take that discussion to the Town Board.
- For native plants, recommend conferring with the CEO for guidance. Tilling the ground is not allowed unless it's for native plants.
- For habitat boxes (bats, blue birds, etc.) recommend guidance from CEO. Must get a prior approval.
- Tree house? No permanent structures.

**PROJECTS TO BE DISCUSSED:**

**LEHIGH CROSSING LOT 9**

7901 Lehigh Crossing

Owner – Bluestone Creek Dev, LLC

Applicant is requesting approval to construct a 33,600 sf flex space bldg. to accommodate office, manufacturing, and warehouse space for multiple tenants.

16-SP-19

Zoned – LI

- Conservation Board refers to Bruce Zeretsky for landscaping plan input. Make sure we're sticking to the native plant manual.

Information and plans available for review at the Planning & Building Office located at 85 East Main Street. All public are welcome to attend meetings. Written comments may be directed to [planning@town-victor-ny.us](mailto:planning@town-victor-ny.us) or mail to Planning at 85 East Main St., Victor, NY 14564 prior to meeting. For additional information call 585-742-5040.