

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
December 7, 2010**

**ATTENDING:** Stephanie Richards, Chair; Marge Elder, Vice Chair; Donna Clements; Kate Crowley; Larry Fisher; Maureen Hiler; Kenneth Kolaczyk

**ALSO ATTENDING:** Jack Dianetti, Town Board Liaison; Bill Champney, Oak Ridge Drive; John Francis, Oak Ridge Drive; Frank Dwyer, Oak Ridge Drive; Frank Marro, Oak Ridge Drive; Craig Urcivoli, Oak Ridge Drive; Cindy Urcivoli; Oak Ridge Drive; Morgan Wesson, Oak Ridge Drive; Julie Lughart, Oak Ridge Drive; one illegible signature; Oak Ridge Drive; Turner Bradford, McFarland Johnson; Mike Whyte, Regional Computer Recycling and Recovery; Jeff Morrell, Morrell Builders; Linc Swedrock, BME Associates; Leslie Van Aken, Secretary

**PROJECTS:**

**1. Auburn Hills**

**NYS Route 251**

**Sketch Plan**

**Project Description:** Applicant is requesting a subdivision of the southwest and northwest corners of Cork Road and Modock Road, extending north to Rt. 251, all consisting of approx. 142 acres. Applicant is proposing 71 single family lots. Access to the site will be from Modock Road for part of the subdivision and also from Oak Ridge Drive.

John Francis asked that the following letter be read into the record:

Stephanie Richards, Chair, read the letter dated December 7, 2010.

Many times Mrs. Elder spoke regarding the “Triple Bottom Line,” the synergism of economic, social, and environmental issues to sustain a community. She has stated that : (1) “sustainable development is not just about the environment, but about the economy and our society as well” (2) “Triple Bottom Line can be viewed as an approach to decision making (e.g. the use of decision making and reporting tools to understand the economic, environmental and social implications of decisions) that can be applied across town activities,” ref: Comp. Plan memo, Oct. 28, 2008).

The Planning Board over the last five and a half years has consistently supported alternate access, such as from Cork and Modock Roads to the DeFelice developments

(Auburn Hills; Belleview Haven) rather than from Oak Ridge Drive. The re-subdivision of 963 Oak Ridge Drive for a street has been denied by the Planning Board on March 14, 2006 and not correctly represented by DiFelice. With the emphasis by the Conservation Board on the steep slopes at the Cork Road access, it may have failed to recognize the significant social, safety and economic consequences of the Oak Ridge Drive access. I am respectfully requesting your reconsideration to balance the concerns of the Oak Ridge residents, and that the Conservation Board's formal statement on Auburn Hills recognize the problems of an Oak Ridge access may outweigh the environmental issues at Cork.

Each one of you must answer the question: What worth is the safety of the children on Oak Ridge Drive relative to a few steep slopes?

Stephanie stated that the Conservation Board is an advisory board and is only charged with providing objective fact findings on the environmental characteristics of the land to the Planning Board, and do not render opinions.

The Conservation Board stated the following comments:

From the current sketch plan, the Conservation Board noted that the plan needs to include:

1. 100' wetland buffer delineation
2. Identification of significant plant community (endangered plant species) identified by NYSDEC.

Second Section, south of Modock and adjacent to Cork Road the topography, from our site walk details is noted as actively farmed and there does not appear to be potential environmental impact from the proposed development.

Third Section, south of Modock it is also currently actively farmed with a wooded rectangle of land that divides the area in half. The CB notes that there is no proposal for development in the southwest corner.

The developer should indicate the plan for the southwest portion of the parcel. Will it be used as part of the required open space for the parcel?

The developer has considered current use of the parcel and has located housing in the area currently farmed and is "working with the land."

The Board notes that the developer has considered the conservation elements noted in the June 7, 2010 site walk.

**2. DiFelice Development Pole Barn**

**91 Victor Heights Parkway**

**Site Plan**

**Project Description: Applicant is requesting to construct a 5,000 sf pole barn for cold storage of construction equipment and materials.**

The Conservation Board stated the following comments:

Upon review of the proposed site plan, the Conservation Board noted a conservation easement encompassing the eastern portion of the parcel. We would like a review from Code Enforcement as to the type of easement and any possible restrictions within the easement.

At this time, we would like to make it a condition of Planning Board approval to construct the pole barn, that debris within the easement be cleared.

**3. Regional Computer Recycling and Recovery**

**7320 NYS Route 251**

**Project Description: Applicant is requesting to construct a 5,000 sf pole barn for cold storage of construction equipment and materials.**

The Conservation Board stated the following comments:

Upon review of the site plan, the CB recommends the following:

1. The applicant contact the DEC to determine the proper identification of the 100 ft. wetland buffer i.e. fence, signage, etc.
2. Planting of a tree line along the western edge of the property be consistent with the Victor Native Plant Manual.
3. The required 35% open space be designated towards the back of the property along and within the wetland and wetland buffer.

**4. Carrier Barn**

**307 Benson Road**

**Site Plan**

**Project Description: Applicant is requesting to build a 864 sf barn located in the Limited Development District.**

The Conservation Board stated no significant impact.

**5. Kumpf Subdivision**

**County Road 9**

**Preliminary Plan**

**Project Description: Applicant is requesting to subdivide 48.6 acres into 24 lots. The sketch plan was accepted by the Planning Board July 14, 2010.**

The Conservation Board stated the following comments:

After review of the current Preliminary Plan, the Conservation Board has no changes to the comments made January 5, 2010 and June 15, 2010 and we continue to be concerned about the environmental impact to the development proposed.

Additional comment, the developer should review the proposed typical road section to see if a change can be made to reduce the grading impact.

**6. Morrell Property/State Route 444 Rezoning**

**Referral from Town board on the revised application for the rezoning of 32.2 acres for the Morrell Property. The application has been revised in direct response to the review comments received from the Town Board, Planning board, and Conservation Board as a result of their review of the application and site walks.**

The Conservation Board stated that upon review of the revised sketch plan layout, the Conservation Board states no significant impact with regards to rezoning of the property in question.

## **APPROVAL OF THE MINUTES:**

Stephanie Richards, Chair, asked the Conservation Board members if they had any questions or corrections regarding the November 16, 2010, minutes.

Kate Crowley raised a correction to the minutes: Page two, under the heading Board Chair Nomination, states that the new Chair and Vice Chair will be chosen at the first meeting in December and that will not be determined at this meeting.

On motion of Ken Kolaczyk, seconded by Larry Fisher, the following resolution was

ADOPTED: AYES: 7        NAYS: 0

RESOLVED: that the minutes of November 16, 2010, be submitted with one correction.

## **ANNOUNCEMENTS:**

Marge announced that there will be another NRI working group meeting at 11:00 AM on Monday, December 13<sup>th</sup>

Marge informed the Board that if they are unable to attend the daytime meetings, there are opportunities for participation. Currently, the group is taking an inventory of the parks, trails, and town owned lands. If anyone is interested in walking one of these areas to inventory its characteristics, please let Marge know.

## **OTHER BUSINESS:**

### **Responsibilities of Conservation Board and Chair**

Since the last meeting, Kate has taken Marge's document and broken it down to "skill sets" and "tasks."

Kate read through the document for the Board members.

The Board will continue to fine-tune this document at the first meeting in January.

### **Conservation Board Interviews**

The Conservation Board will be holding interviews on Wednesday, December 16<sup>th</sup> at 6:00 for the two open positions.

## **Next Meeting**

Due to the fact that several of the Board members are unable to attend the December 21<sup>st</sup> meeting, it was decided to cancel the meeting.

The Conservation Board's next meeting will be Tuesday, January 4, 2011.

The meeting adjourned at 10:20 PM.

Notes taken by Leslie Van Aken, Secretary.

Respectfully submitted by Stephanie Richards, Chair.