

REPORT

AGENDA CONSERVATION BOARD MEETING February 5, 2019– 6:30 p.m.

PROJECTS TO BE REVIEWED:

1. **TORPEY SUBDIVISION**

7980 CR 41

SBL # 26.00-1-47.200

Owner – Log & Timber Structures, LLC

Applicant is requesting approval to subdivide 19.13 acres into 5 single family building lots. The applicant has a single family home under construction at this site on lot 1 and is now requesting to subdivide 4 additional single family lots for a total of 5 sites. This will be the final step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete July 10, 2018 and the Preliminary Subdivision was approved on November 27, 2018.

1-FS-2019

Zoned – Residential

Acres – 19.13

Andrew Torpey attended the meeting with the Conservation Board.

The final plan is acceptable as-is. The Lot 5 Conservation Easement area is to be a Site Specific Conservation Easement with twice a year mowing acceptable. This will also include planting and maintenance of native plantings.

There are to be no motorized vehicles on Lot 5, however, mowing twice a year is acceptable. Foot paths that can also be maintained.

Although the Conservation Easement on Lot #5 states that there is to be no cultivation of or harvesting of plants and there is to be no livestock, the Conservation Board will hear the plans of any future owner who may want to have a limited garden or horses on the property.

2. **PIPER MEADOWS SUBDIVISION**

860 High Street & 870 High St

Zoned Residential 1 w/C overlay

Owner – 860 Andrew Glasgow (20.40 acres) & 870 Glenn Piper (20.6 acres)

Applicant is requesting approval for a 41 lot subdivision on 41.09 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. The Sketch Plan was acknowledged complete October 23, 2018.

1-PS-2019

Jeff Morrell and Richard Tiede were at the meeting for discussions with the Board.

The Conservation Board thought the subdivision plan went well with the existing lay of the land. They were also happy with the swale behind the houses on the north side of the property that bordered on the Schond property and thought it was a good solution to the lawn runoff water.

The Board requests that limits of disturbance be marked on the site plan and at the site itself. Conservation Easement Markers can be marked on natural objects such as boulders or stakes next to trees.

OPEN ACTION ITEMS:

The Board decided that they would not prepare an article for the 2019 Spring/Summer issue of the Victor Voice Newsletter.

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 or mail to Planning at 85 East Main St., Victor, NY 14564 prior to meeting. For additional information call 585-742-5040