

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

**REPORT**

January 7, 2020 – 6:30 pm

PROJECTS TO BE REVIEWED:

**SCOUT RESERVE – LOT #2 SUBDIVISION**

6773 Aldridge Road

Owner – DeHollander Design, Inc.

Applicant is requesting approval for five new home sites on lot sizes ranging from .57 acres to 7.9 acres and a single unapproved lot approximately 10.29 acres. The property will be accessed via a private roadway from Aldridge Road.

3-PS-19

Zoned –Residential 2 w/C overlay

Scott DeHollander was in attendance to discuss Scout Reserve – Lot 2, Phase 2. His goal is to walk away with a comfort level of the CE areas and layout for lot 2. He understands there may be additional meetings and feedback.

- Phase 1 - nearing completion. The original scope for Lot 1, Phase 1 was 4/5 homes. Half of which have CofO executed and are occupied, the last half are nearing this stage.
- Phase 2 – includes 5 total homes, 3 of which will certainly be built, 2 others as optional and dependent upon commercial terms. While developing the land, a ‘new’ wetland area to the adjacent Conservation Easement area of one the 2 potential planned home sites was found and noted. Due to the proposed houses proximity to this wetland area location of the home may need to be re-visited. This will require planning board input and review.
  - Mr. DeHollander recommends covering this new-found wetland area within the existing, adjacent CE area. This will be an addition with no area trade.
  - Thus far, Army Corps of Engineering has provided approval for their stream/wetland crossing access
- Open space easement to provide buffer
- Potential for Phase 3 - highly dependent upon other outside factors. If this comes fruition, he will return in front of the boards for review.
- Discussion on how Mr. DeHollander and developer (Gerber homes) is informing and educating potential land owners. Mr. DeHollander has verified the CE area and language is conveyed to potential homebuyers, yet this information does not always ‘sink-in’.

Recommendations:

- Temporary markers in the development phase to make potential landowners aware of CE areas.

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.