

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
January 5, 2021 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on January 5, 2021 at 6:30 pm via Zoom, with the following members present:

This meeting was closed to the public based on the recommended precautions for limiting exposure to COVID-19. The Youtube link to access the meeting is:
<https://www.youtube.com/c/townofvictornewyork>.

ATTENDING: Matthew Matteson; Keith Parris; Andrew Phillips; Tim Norman; Patrick Coleman; Suzy Mandrino, Town of Victor; Ed Kahovec, Town Board liaison

Guests: Linc Swedrock, BME (O'Neil); Jack Dianetti, Victor Hills

Chairman Phillips called the meeting to order at 6:32 pm.

PROJECT TO BE REVIEWED:

O'NEIL SUBDIVISION

7874 County Road 41

Zoned – Residential 3

Owner – William and Victoria O'Neil

Applicant is before the planning board requesting **acknowledgement of a complete application** for a 5 lot major subdivision on 76.4 acres located on County Road #41 and Strong Road. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.

Linc Swedrock with BME Associates presented on behalf of the O'Neil's. They would like to subdivide a 76.4 acre parcel. It's on both sides of County Road 41, north of Strong Road and south of Boughton Hill. All lots meet zoning, Residential 3. They are looking to subdivide it into 7 parcels of land. Lot 5 will keep the existing house and the other six lots would look to be subdivided for future site plan review and application (by each homeowner). The O'Neil's will not be developing this property. It will be a land transaction and they will be selling these six parcels. Four are under option already, which is a little different than major subdivisions are typically done in Victor. Each lot requires a septic and a well. Moving through with preliminary/final subdivision application with the understanding the review will be during the site plan review of each individual lot.

Planning board comments were received regarding site access to these lots and location of conservation easements. Each homeowner will bring in a site plan for conservation and planning board.

In agreement with code officer Al Benedict's comment, the conservation board noted that without one developer, it would be good to see a plan to make all the lots cohesive relative to the green space. A comprehensive easement plan so there wouldn't be six different easements that don't make sense or look good together. Planning board made similar comments. Ensure the easements are marked properly. Mr. Swedrock mentioned 50% per lot, but it's most important to match the land, preserving wetlands, trees, etc.

There is no formal plan in place currently. The applicant will have to work through it with conservation board and planning board during the preliminary and final subdivision application process and the intent is to come up with a plan that all are in agreement.

Some buyers have done preliminary percs. Perc data will be provided during the preliminary. Homeowners will be responsible to meet the requirements of the town and DEC for storm water, erosion, etc.

Lot 1 – 8 acres, Lot 2 – 12 acres, Lot 3 – 5 acres, Lot 4 – 5 acres; Lot 6 – 9 acres; Lot 7 will remain about 30 acres

Comment: Conservation board is interested in a comprehensive easement plan with the preliminary site plan next time this project comes to the board. Site walk will be scheduled. Interested in seeing the plan for the significant slopes and placement of homes on lots, green infrastructure, storm water management.

2. OTT MINOR SUBDIVISION

1086 Strong Road

Owner – Trust, the Ott Irrevocable Survivors

Applicant is before the planning board requesting to subdivide the parcel into 3 lots with one lot comprised of land on the west side of Strong Road and the land on the east side of Strong Road will be divided into two lots.

04-MS-2020

Zoned – Residential 2

What will happen with existing house (on west side, Lot 1) and pole barn on east side (Lot 3)? What's the overall big picture? Where is the stream and wetlands on property?

Comments: Site walk in the future. Provide more information and a comprehensive easement plan before conservation board feedback is given. Further background information is requested on the project.

3. VICTOR HILLS GOLF CLUB CONVEYANCE PLAN

1397 Brace Road

Tax Map # 28.04-1-56.111

Owner – Five J Enterprises LLC

Applicant is requesting to subdivide 3.09 acres from a parent parcel of 123 acres.

06-SK-2020

Zoned – Residential 2

Jack Dianetti, Victor Hills Golf Club was present to discuss the application. The parcel is what remains from 130+ acre parcel. Gravel pit on East Victor Road sold off to David Reidman. It was a cluster subdivision. Some of the development rights were moved off the main parcel over to the gravel pit and as part of the agreement the town received a conservation easement on the two stream corridors that run through the property totaling about 42 acres; two acres for each lot that was transferred off the main parcel over to the gravel pit. This satisfied open space requirements by setting that aside. Those were the most significant natural resource areas to preserve.

There are remaining development rights on the parcel, about 39 lots. Most of that future development, if it were to occur, would be just south of the three acre parcel. This would leave everything south of that and east as open space or conservation easement.

The 2.72 acre parcel along Break of Day was put up for sale a while ago, but Dave Reidman has a right of first refusal on the balance of the property for future development and he exercised that right. Mr. Dianetti is looking to convey that to David Reidman and then he can deal with future development. He's mostly buying it to protect the right of first refusal on the balance of the property. This is an access point for one entrance to the (potential future) development and the other one would be Brace Road where the parking lot driveway is, by where the pro shop. Victor Hills is looking to keep a 60 foot right of way and not convey that to David Reidman, so that Victor Hills can maintain control of that to have access to the property.

In between two wetlands, a third area was created that joins all three together and that's the starting point of a stream that runs down across the two properties, goes under the intersection of Brace Road and Break of Day, through Bradhurst and ends up in Great Brook. (This doesn't really impact this parcel).

Comment: No primary actions at this time.

OTHER BUSINESS:

Clarification on Engebrecht project from a prior meeting. The code officer clarified that the family was given tax breaks for putting the land in an easement (as opposed to it simply being donated). So, the conservation board minutes accurately reflect the discussion, but the board wasn't aware at that time that there was money involved with the easement. Mr. Kahovec will make the town board knows this as well.

Mr. Ed Kahovec will be the liaison through June and then Mr. Mike Guinan for the remainder of the year.

Discussion on the new roundabout.

- On a motion by Tim Norman, seconded by Matt Matteson the December 15 meeting minutes were approved.
- On a motion by Pat Coleman, seconded by Matt Matteson, the meeting was adjourned 7:30pm.