

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
January 7, 2020 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on January 7, 2020 at 6:30 pm at the Victor Town Hall, 85 East Main Street, Victor, New York, with the following members present:

ATTENDING: Matthew Matteson, Chair; Ed Kahovec, Town Board liaison; Keith Parris; Andrew Phillips, Vice Chair; Scott DeHollander, 7346 Dryer Road and Tim Norman, 67 Cobblecreek Road

Chairman Matteson called the meeting to order at 6:30 pm.

Town Board Liaison, Ed Kahovec reviewed the first Town Board meeting of the year. He announced Keith Parris was reappointed to the conservation board. Mr. Kahovec will be the liaison for the first six months of the year. Mr. Mike Guinan will be the liaison for the second half of the year.

Mr. Tim Norman is in attendance, observing the board. There is an opening on the conservation board with Mr. Joe Limbeck moving to the planning board.

SCOUT RESERVE – LOT #2 SUBDIVISION

3-PS-19

6773 Aldridge Road

Zoned – Residential 2 w/C overlay

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.

Mr. Scott DeHollander was in attendance to discuss his project. He would like to come away from this meeting with a comfort level of the conservation easement and how they intend to work around the sensitive areas. He understands there may be additional meetings and feedback.

Five home sites up currently; two or three have CofOs and two are nearing this stage. Phase one was the first six home sites. There was a seventh, (lot two) but it was really always intended to be further subdivided. The home site shown as part of phase two (that same area) remains, but four additional potential home sites have been added for the planning board's consideration. During phase one, a hard look was taken at the environmental and the things they really wanted to hold back and reserve; particularly, the Army Corps of Engineers wetlands. Mr. DeHollander recommends covering this new-found wetland area within the existing, adjacent CE area. This will be an extension to the easement with no area trade. Conservation easement is the perfect opportunity to ensure there is no development on the wetland areas. Thus far, Army Corps of Engineering has provided approval for their stream/wetland crossing access (for both of the proposed driveways).

Mr. DeHollander made an open space easement in front of the conservation easement to really capture the pine trees that provide a significant buffer for thruway noise for the people that live beyond this project. They are keeping those trees in place.

As part of the phase one, lot two site plan, it was cleared back to where they discovered the wetlands. Proposed clearing limits are shown on the drawings. They are tight to the home sites. They wanted the areas beyond the clearing limits to be outside of the conservation easement, so homeowners can do more with their backyards.

There is no set-back is associated with Corps wetlands. Due to the proposed houses' proximity to this wetland area the location of the homes may need to be re-visited. This will require planning board input and review. Project is in preliminary design.

As part of phase one, there was a 30 acre site. 15+ acres of conservation easement were made intending to encompass any of the future phases of the work (shaded area on map).

There was discussion on how Mr. DeHollander and developer (Gerber homes) are 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'. The conservation board emphasized the need for markers, so that homeowners are clear on their property easements and what can be done on it. Proper marking and education of the homeowner really falls more on the builder.

Temporary stakes showing conservation easements are a great idea, because pointing it out from a plan isn't clear. Building this into plan/contract that gets transferred to Gerber and then the town is a good idea because DeHollander does lose control when he sells the lot.

They will put temporary markers on this land. Now that it's cleared it's a bit easier. They are shown on the plans.

For phase two the intent is to do a preliminary approval on the five homes. Three of which will certainly be built. Need to find out what price point is and then make a decision to come back in for a final on the last two. Potential for a phase three, but in another area. They will approach that piece as a whole separate application.

Mr. DeHollander thanked the board for their valuable feedback.

Recommendations to planning department:

- That builders put temporary putting markers on conservation easements in the development phase to educate where the CE boundaries exist.
- For existing homes, get the permanent markers in place. Make it a requirement and it will be easier to enforce. Perhaps it's easiest for the surveyor to stake it out? The intent is to make potential landowners aware of where the CE areas are.
- Possibly post a general sign informing people to ask about the conservation easement. This helps the builders as well.

OTHER BUSINESS:

- Approval of December 17 minutes at January 21 conservation board meeting

On a motion by Andrew Phillips, seconded by Keith Parris and by unanimous decision the meeting was adjourned approximately 7:10 pm.

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.