

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
February 1, 2022 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on February 1, 2022, at 6:30pm via Zoom, with the following members present:

The YouTube link to access the meeting is: <https://www.youtube.com/c/townofvictornewyork>

ATTENDING: Andrew Phillips; Keith Parris; Matthew Matteson; Tim Norman; Patrick Coleman; Ed Kahovec, Town Board member

Guests: Brennan Marks, Marks Engineering; David Cocquyt, CoMark Holdings; Bob Jacobson & Andrew Colarutolo, Lite Coms

Keith Parris called the meeting to order at 6:30pm and explained the role of the conservation board to the guests.

PROJECTS TO BE REVIEWED:

**VALENTOWN MEADOWS, Preliminary**

7241 Valentown Road

Owner – Philip Freund

Tax Map # 1.02-1-21.000

Applicant is requesting approval to subdivide a 28.6-acre parcel into 8 individual lots ranging in size from 1.58 acres to 5.87 acres. The property is currently divided by Valentown Road with an existing house on south side of Valentown Road and existing barn structure on the north side of Valentown Road.

Brennan Marks, Marks Engineering explained the intention is to subdivide a single lot into eight residential lots; four of which will be built at this time, the remaining three undeveloped. There is an existing house on lot 1.

There is 53% proposed conservation area (shaded gray on map). Hills, steeper slopes, woods & vegetation will be protected. Applicants are primarily developing the grass land areas; the lower portions of the site which are already cleared. The board viewed the steep slopes map. There is a tributary that runs through the site and divides the north half. It is an unnamed Class C tributary. Applicant is proposing a 75 foot buffer on either side of tributary that will remain undeveloped and will be included in a conservation easement.

There was a wetland assessment done based on recommendations from the town engineer since the last conservation board meeting. There are three potential wetland areas all within wooded areas and they are included in conservation easement.

A copy of the conservation easement is in materials. The woods and slopes will remain undisturbed. The applicant stated that they will develop what's available without impact to environment.

A site walk is scheduled for Saturday, February 12, 9:30am. It was suggested to park along High Point Drive and walk to site.

Valentown Meadows in on the planning board agenda for February 22.

The board thanked the applicants for the thorough information that was provided.

**LITE COMS PARKING EXPANSION AND SHED**

01-SP-2022

7321 State Route 251

Zoned – Commercial/Light Industrial

Owner – 7321 Victor Mendon LLC

Tax Map # 15.00-1-9.111

Applicant is requesting approval to construct eight additional parking stalls to create a total of 14 parking stalls, to serve the new use of the building. Six additional stalls are shown as land banked for future needs. Also, requesting approval for a shed on site to store seasonal equipment.

Bob Jacobson and Andrew Colarutolo, Lite Coms were present. They purchased the building in December, and it was being used primarily as warehouse space. Under town code only five parking spots were needed. Now the applicants are using more office area and have to expand the number of parking spaces. An engineer developed a plan and they will present it to the planning board on the February 22. There are eight additional spots proposed plus a walkway from the parking area to the main office entrance. There are six spots to be banked (for approval, but not planned for construction right now). Per code, 25 spots are needed with the new approved use and square footage. Applicants are proposing 20 spots and will ask the planning board if they need the additional five. The property is 10 acres. There was discussion on the banked parking spots. The space is just lawn now and trees won't be affected.

The 12' x 20' shed needs to be placed 100 feet from the primary structure or it has to be sprinklered. They met with the code officer and there is only one location for the shed: at the end of circle. There is no earth movement. It will be placed on firm soil.

The board agreed with the applicant that they are not adversely affecting anything. There is no disruption, no major construction. The board has no issues with the eight parking spots.

OTHER BUSINESS:

- *On a motion by Tim Norman, seconded by Pat Coleman, the January 4 minutes were approved.*
- *Ed Kahovec reported things are good!*

*On a motion by Pat Coleman, seconded by Andrew Phillips, the meeting was adjourned approximately 6:59pm.*