

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
February 18, 2020 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on February 18, 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; Andrew Phillips, Vice Chair; Pat Coleman, Keith Parris; Bob Bringley, Marathon Engineering; Jeff Smith, Woodstone; Scott DeHollander, DeHollander Design

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

PROJECTS TO BE REVIEWED:

ANDERSON SUBDIVISION

002-SK-2020

1025 Strong Road

Owner – Woodstone Custom Homes, Inc., 15 Fishers Road, Pittsford

Applicant is requesting to create a clustered subdivision consisting of 53 single family homes on 162+ acres. The applicant is also requesting input for an incentive zoning consideration that will be made to the Town Board for an additional 35 lots for this project.

Bob Bringley from Marathon Engineering and Jeff Smith from Woodstone were present to discuss the project.

Bob Bringley described the parcel. Looking on the map - on the left side of the parcel is Strong Road and on the right side is Willis Hill Road. The other piece of this parcel is on the other side of Willis Hill. The town is looking at redoing Willis Hill Road, from Modock to Rt 251. LaBella is starting infrastructure this spring. Marathon would need to be before them with the sanitary sewer extension.

Woodstone has closed on this property. 161 Acres – zoned R2 with an overlay. It allows 53 home sites. Proposing cluster development would offer 50% open space. They are developing most of the open land that is being farmed.

Woodstone will be asking the town board if they would consider the transfer of development rights (TDR), which ties into the Blumont development project. This is further to the east, almost on Farmington line. They have received preliminary approval on the 35 lots, (35 lots on 35 acres, 105 acres total with conservation on the balance of that land). Currently there is 47% open space, but if the TDR happens, Blumont stays like it is and then infrastructure improvements would happen only on the Anderson Subdivision instead of two places. There's less road for the same number of units because of more efficient design. And, this project is closer to the more active part of town in terms of the workforce. Quite a bit of business along 251.

Marathon is in current negotiation with MCWA on how to service this project with water. Marathon would extend the water all the way to Strong.

Town is going to preserve the (historic) knoll. Town will put in a retaining wall to push back the road a little to improve the site distance (where there is an S turn). Currently, the site distance requirement is met on this road at 30mph. At 40mph, the only issue is mostly because of vegetation. But with the road geometry improvements the site distance requirement will be met even at 40 mph. This is part of phase 1.

If the town entertains the TDR, the next phase will take a little longer because of the process with town and planning boards, etc.

Updates to Willis Hill Road are a must to begin phase I (24 lots) on the east side of Willis Hill Road.

Phase 2 would consist of development of the west side of the Willis Hill Rd.

Marathon informally presented to the town board (two meetings) the extension of the sewer district and transfer development rights. The planning board has not seen this project yet, but there have been meetings with staff and town engineer.

Jeff Smith said he's conservative about conservation easements because it's \$500 or so per lot to add the markers (but ok with it in terms of use of the land).

88 lots. Existing Anderson homestead to be preserved as one lot. Will not be served by water because it's too far up, but RGE will bring gas to the home. 20 acres or more left with the home, which will get minimally updated and resold at a later date.

Mr. Bringley discussed the drainage. The grading following the contours on phase 1. Minimizing dirt moved. All driveways meet the town standards.

Retention pond on site 1 – sewer, water and gas is on Phase 1 (2021)

Retention ponds on sites 26 and 27 – Phase 2 (no trees in that area). The town is not interested in taking dedication (maintaining). Jeff Smith will leave it on a lot and the maintenance is by the homeowner. The town will have easements over it in case of an emergency situation. No easements on the backside.

- **Conservation Board comment: For phase 1, we'd like to see some Conservation Easement Buffer on sites 16-20, pending site walk**
- **Conservation Board comment: For phase 2, we'd like to see some Conservation Easement Buffer on sites 2-10, pending site walk.**
- **Site walk 12 noon 2/23 (Sunday)**

SCOUT PATH

001-SK-2020

Aldridge Road

Owner – Jacob Clintsman, 6836 Aldridge Road, Victor

Proposed development of a vacant 8.77 acre parcel located on the north side of Aldridge Road approximately 1,800 lf west of the Aldridge and County Road 9 intersection. Five homes sites ranging in size from .8 to approximately 5 acres.

Scott DeHollander was in attendance to discuss Scout Path.

Aldridge is unique because it has sewer and water. The sewer and water really drives the feasibility for the number of lots proposed. Overlay C (1 acre). Almost nine acres and five lots proposed on this piece with 50% conservation easement. Deep configuration with limited frontage. The configuration of the driveways provides what people are asking for and it keeps costs where price points are. Four lots in the front, they are each about an acre. Lot in back is 5.9 acres. Conservation easement where the sensitive environmental pieces are (where intermittent stream runs, as well as where the steep slopes are in the back). House locations are strategically placed; four are flag lots. Leaving as much of existing vegetation as possible, to optimize privacy and intent is to angle houses, so no one is looking directly into anyone's back yard except for lot 1.

Can make the conservation easement go across the driveway, with permission for the driveway and utilities to be there. The main purpose of the conservation easement would be to leave maximum amount of trees.

All drainage comes toward lot 3. Contours direct it that way, too. Lots 2, 3 and 4 will all drain pretty much to the drainage swale, across the front yard area. Culvert right where the two driveways horseshoe and branch out into lots 2 and 3. Lot 1 is trickiest, but there is a roadside swale – expected to drain to front and down and across.

With five lots, there will be a 3-4,000 square foot storm water management facility, with a working side wall of 36 – 24". It will be off line, but at the lowest point of the property, the intermittent stream meanders in that spot.

Regarding the grade, this is a steep site. The driveway slope for lot 5 is probably the steepest. Kept it under the 10% max, 8% in spots. Walkout basement potential on Lot 5, 4 and possibly 2. This plan shows size of the house (but may flip driveway, do a little different floorplan). This is the area that is seen as most developable.

Gerber is building the houses. They will clear the lots, get big timber off. More appealing to people as they try to visualize. Lots will individually be built out as they sell. Many trees to be taken out. Site walk will help CB see what they might like to see saved. Major subdivision – still in sketch plan phase. Mr. DeHollander is asking planning board for a clustered subdivision (because of the frontage for lots (2 & 4), so if conservation board supported clustered subdivision, that would be appreciated. He is trying not to do a variance since clustered provision exists in standard zoning.

- **Conservation Board comment: Consider extending the CE area to extend from the East side of the whole lot, where lots 1-4 converge. The rationale: this will help preserve privacy.**
 - o **Conservation Board recognizes the language will be such a driveway can be placed and maintained in the said CE area, for lots 2 & 4.**
- **Conservation Board comment: Clustered Sub-Division seems to be acceptable, pending site walk**
- **Site Walk: 2 PM 2/23**

OTHER BUSINESS:

With the correction of Andrew Phillips' name, the January 21st minutes were approved by unanimous decision on a motion by Andrew Phillips, seconded by Matt Matteson.

On a motion by Pat Coleman, seconded by Matt Matteson, and with emailed approval of Joe Limbeck, the minutes from the December 17 meeting were approved.

Victor Voice – articles written by conservation board: spring, Andrew Phillips (greenspace); fall, Matt Matteson (conservation easements); winter, Keith Parris and Pat Coleman (water, creeks)

On a motion by Andrew Phillips, seconded by Keith Parris, the meeting was adjourned approximately 8:00pm.

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.