

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
March 3, 2020 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on March 3, 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; Pat Coleman, Keith Parris; Ed Kahovec, Town Board liaison; John Tolomay, 1752 Strong Road

Chairman Matteson called the meeting to order at 6:34 pm.

The board introduced themselves to guest, John Tolomay.

PROJECTS TO BE REVIEWED – Site Walk Discussion:

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.

Mr. Kahovec asked if Woodstone owned the Anderson property and the Blumont property. The board confirmed that they did. The board discussed the sanitary sewer and where it ends (based on the comprehensive plan).

Chairman Matteson understood from the site walk that Mr. Jeff Smith (Woodstone) was willing to *not* develop Blumont at all to satisfy green space, in order to get the higher density on Strong Road. Discussion occurred on incentive zoning. Mr. Kahovec explained it's a way for the town to get the upfront cost by developer for needed infrastructure without tax to residents. Ongoing maintenance would be on the town.

The conservation board walked the entire parcel – reviewed water, slopes, trees and movement of dirt. No issues were uncovered that Woodstone hadn't already thought about and mitigated.

Mr. Parris asked if the builder was going to mark off the conservation easement on the southwest side? Or will it just be free?

Comment: Easements must be marked. Recommended type of easement will come from conservation board (after project comes back again). For this project, they are not going to be protecting woods (deadfalls, cutting trails). The easement area is field. The only issue will be to make sure easements are marked for the homeowner (because it will all look like lawn).

Comment: Run-off must be contained on property. Small retention pond was mentioned.

Mr. Coleman gave an overview. It is believed the developer is trying to maximize topography and limit movement of earth. Very few trees would be removed and nothing of significant value. Back area by Anderson home is farmed fields – no water, trees. The road will just be graded back with the rest of the property if the incentive zoning happens.

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.

This project is in sketch plan review currently.

Site walk found that there weren't any huge trees or high value, but it's heavily wooded, very dense. Quite a bit of clearing.

There is an intermittent stream that runs along the edge. There is a proposed retention pond in one corner to collect runoff. It's naturally occurring right now. Water naturally drains and Mr. DeHollander is not looking to change that at all. There's a low spot there so Mr. DeHollander is going to use that and only build out what he needs per the plan to take care of the water that's there. Not planning on being anywhere near the creek.

Comment: Make sure the limits of disturbance are marked.

House placement might change a bit, but the homes on the sketch plan are to scale.

Discussion of driveways. Having less is more in line with access management (less curb cuts) vs. desire of homeowners having their own driveway.

Grading – not planning on bringing anything to the site or having anything leave the site. Mr. DeHollander can grade with what's there.

Specific to lot 5, Mr. DeHollander mentioned property owner possibly being able to have a 4 wheeler. There is five acres with that lot. There are trails already there. Possibly a site specific easement for Lot 5? Mr. DeHollander likes the idea of easements to give buffer to home sites.

Comment: Make sure when cleaning up the stream, ensure nothing detrimental happens to it.

OTHER BUSINESS:

The February 18 minutes were approved by unanimous decision on a motion by Pat Coleman, seconded by Keith Parris.

Andrew Phillips submitted his Victor Voice article (spring green infrastructure). The rest of the year schedule is as follows:

Fall, Matt Matteson (conservation easements)

Winter, Keith Parris and Pat Coleman (water, creeks)

On a motion by Keith Parris, seconded by Pat Coleman, the meeting was adjourned approximately 7:13pm.

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.