

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
March 15, 2022 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on March 15, 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: Keith Parris; Tim Norman; Patrick Coleman; Ed Kahovec, Town Board member

Guests: a representative from Marks Engineering

Absent: Andrew Phillips; Matthew Matteson

Keith Parris called the meeting to order at 6:32pm and explained the role of the conservation board to the guests.

Morrison Minor Subdivision

6+ acres, County Road 41.

Representative from Marks engineering was present and described the project to the board. This project was submitted last week, and on April 12 with be going before planning board, the proposal is to subdivide the existing 6 or so acre plot into 2 lots (as represented on the screen) the property is about 800 sq feet from the Brace Road intersection with County Road 41, it is in the R2 zoning district and will include development of 2 single family homes with driveway connection on CR 41. Project is described as a minor subdivision.

Keith Parris asked if the representative will be doing the actual construction of these 2 plots or if the subdivision is to be built by someone else. And asked to verify that the construction of the homes themselves were included in the application.

Marks Engineering is doing both the minor subdivision and the site plans for this project.

From a topographical photo the property looks to be mostly grassland/former hay field. The representative confirmed it was formally a hay field and there is a wooded area on the west and south side boundaries that will be disturbed a bit by construction on the west side.

The photo also shows there are no water features, creeks, ponds etc. on the property. The piece of land is standard/clean. There is a steep slope where one of the homes will sit, on the west side, which could be concerning for drainage, with the lack of water features on the property the board doesn't think drainage should be an issue.

It was reiterated that for a minor subdivision a conservation easement is not required.

As a conservation board, we look to preserve nature and even though there will be some disturbance from this build, we would like the builders to save as many trees as possible and keeping drainage in the forefront of your mind while completing the project as well.

The representative did state that they would be removing a few trees with construction, but their client intends to keep the border (as shown on map) intact. Maintaining as many as they can.

The board questioned when the project is intended to begin.

The representative was unsure of an exact date, hoping for the middle of summer if everything goes according to plan.

The board asked with the removal of some trees due to construction if there were plans to replace them with other trees or shrubs to help maintain some level of greenery. The representative was unsure on trees but stated that the homes themselves will have landscaping around them.

The plan itself is straight forward, subdividing 1 lot into 2, where both would be sizable lots, an average of 3 acres per lot. The houses are set way back from the main road limiting disruption (to traffic) with the homes being placed at the highest points where everything else is downhill on the properties allowing for proper drainage. At the stage the board doesn't see any major issues.

Being built on a busy road. The project itself is set back further from the road itself which the board thinks will be helpful causing little disruption to the road. Keith opened for questions from the representative, who at that time didn't have any. The response of the board is that they see no major concerns/issues with the project. Addressing a question that was asked regarding when the project intended to start due to increasing volumes of activity in this specific area due to warmer weather, which at this time had no response but caution should be taken to be mindful of this.

Ed Kahovec mentioned regarding the project that the applicant has designed this with 2 more curb cuts on Boughton Hill Road. The town is trying to gain some access management and said that the planning board may suggest that he try to incorporate 1 entrance/exit instead.

No further comments currently.

OTHER BUSINESS:

- Approval of minutes was put off until next week because attendees present during the March 1, 2022, meeting are needing to be present.
- Ed Kahovec discussed the recent town board meeting regarding payment of bills, stating that the next meeting should be fairly large with a full agenda.
- Spoke regarding the Victor Voice newspaper, currently working on the spring/summer issue stating that if anyone wanted to submit anything they should do it soon.

On a motion by Tim Norman, seconded by Pat Coleman, the meeting was adjourned at approximately 6:45 pm.