

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
March 16, 2021 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on March 16, 2021 at 6:30 pm via Zoom, with the following members present:

This meeting was closed to the public based on the recommended precautions for limiting exposure to COVID-19. The YouTube link to access the meeting is: <https://www.youtube.com/c/townofvictornewyork>.

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

Absent: Tim Norman

Guests: Jack Dianetti, Victor Hills Golf Club; David Cox, Precision Pool; Alex Amering, Costich Engineering; Diane Haggerty, Wilkins RV

Chairman Phillips called the meeting to order at 6:31 pm.

PROJECT TO BE REVIEWED:

VICTOR HILLS GOLF CLUB CONVEYANCE PLAN

1397 Brace Road

Tax Map # 28.04-1-56.111

Owner – Five J Enterprises LLC

Applicant is requesting to subdivide 3.09 acres from a parent parcel of 123 acres. This will be the second and third step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete on January 26, 2021.

01-PS-2021, 04-FS-2021

Zoned – Residential 2

Action Item: Long form, part 2

Mr. Jack Dianetti, Victor Hills Golf Club was present. This project came before the board on January 5. The parcel is now 2.8 acres. When the plan was done, applicant left a 60 foot strip off of Break of Day coming into main parcel to maintain access to the parcel. Also, to always have access to the parking area and to the hiking trail. Those are the reasons for reducing the size of the lot. This parcel will probably be part of open space, if developed. Mr. Dianetti discussed the drainage off the property.

Conservation Board: No further comments.

BROOKS IN-GROUND POOL

7876 Hidden Oaks

Owner – Raymond Brooks

Applicant is requesting approval to install a 700 square foot in-ground gunite pool at rear of property. This parcel is located in the Limited Development District.

10-SP-2021

Zoned – Limited Development District

David Cox, Precision Pool & Spa was present. The set-backs are met on all sides. It's a wooded lot. The homeowner removed 5-6 dead trees around pool area. Minimal patio, nothing behind the pool. It's pretty clear and flat where pool is proposed, but it drops about 8-10 inches. Precision is proposing to grade,

pushing spoils off to the west. They will not disturb natural grades at all. They will shorten the very steep slope off to the side with the spoils that are there, bring it up to grade and slope it off to the right, in the valley shown on plan.

The board asked is there water to protect? No natural swale. It's very hilly. Mr. Cox said gunite pools have a spring loaded valve that if the pressure from ground water under the pool gets too high, it opens and allows the water to come into the swimming pool. He feels it's too high for them to hit ground water.

Project is hoping to start the first couple of weeks in April (depending on process).

Conservation Board comments: Mark the areas of disturbance with the silt fence. Limit building or moving of anything as much as possible. Do not change the grade at all as you move excess dirt out.

WILKINS RV OF VICTOR SITE DEVELOPMENT

09-SP-2021

7447 State Route 96

Zoned – Commercial/Light Industrial

Tax Map # 15.00-2-19.111

Owner – BLW Properties of Victor, LLC

Applicant is requesting approval to demolish the existing 13,318 sf showroom and construct a new 18,560 sf showroom that will be attached to the existing service building. The existing two entrance will be removed and a new consolidated entrance will be installed.

Action Item: Short Form, part 2

Alex Amering with Costich, Denise Haggerty and Brian Wilkins from Wilkins RV and Kevin Bragg, construction manager attended the meeting.

This was the former Ballantyne RV facility. Wilkins would like to combine the showroom with the service building for a more efficient operation. They currently have two entrances and they would like to move the entrance. DOT is engaged in that process.

NYS wetland in rear of property. Applicant hired a wetland consultant and they have met with NYS DEC and completed the process for the delineation. There is a 100 foot buffer. The developed area is higher than wetland. Parking areas are a mix of gravel, some deteriorated pavement. There will be maintenance and new asphalt, but no additional pavement. Working within existing parking area.

They are aware of the DEC requirements for re-development projects, so a number of components are introduced. A new pond at eastern portion that would serve for water quality and peak flow attenuation. Rain gardens at the rear of project, adjacent to wetland.

Decorative aluminum fencing painted black, similar to storage facility east of Wilkins, for security of display vehicles.

Adding some street trees, along frontage which will not block view, but will break up frontage. Some lighting upgrades (led, aware of dark sky compliance).

Mr. Amering said there is one correction to an item on EAF. Item #2 is incorrectly checked (that no other agencies would require permits). That revision will be made and submitted to the planning board.

Vehicles being worked on will be inside. They will be (are) careful with leaking vehicles.

The parcel is about 24 acres and applicant is working on about 9 acres. There really isn't additional development potential, with wetlands.

Conservation Board comments: The board feels the applicant is doing the right things with green infrastructure and storm water management pond. The footprint is the same or slightly smaller. No other trees are coming out. Asks the applicant to use native plant manual for the trees. A site walk will be scheduled.

OTHER BUSINESS:

- Resident who lives on the south side of the Thruway along CR 9 expressed concern that salt spray from the Thruway finds its way to his property. He has a conservation easement.

Mr. Phillips gave a summary of the conservation board duties/responsibilities.

Mr. Love explained he moved into his house in September and it's about 100 feet from Thruway. There are about 10 trees, 5-6 feet tall in between, but they are not thick or tall enough to block spray from Thruway. Ideally he would like the Thruway to put concrete barrier there. The Thruway removed barriers when tolls came out.

The board suggested he discuss the conditions with the prior owner and talk to the Thruway Authority.

Conservation board will do some additional research on this.

- 7740 Pine Tree Drive fence in easement.

Resident explained his reasons for wanting to put a fence in his conservation easement.

Conservation board will research easement language and invite Mr. Korman back to a future meeting.

- Approval of February 2, 2021 and March 2, 2021 minutes

On a motion by Pat Coleman, seconded by Keith Parris, the February 2 and March 2 meeting minutes were approved.

The board discussed adding to its agenda: educating home owners on conservation easements and making a topic for an upcoming Town newsletter *understanding real estate and conservation easement in Victor*.

On a motion by Pat Coleman, seconded by Matt Matteson, the meeting was adjourned approximately 8pm.