

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

A regular meeting of the Town of Victor Conservation Board was held on April 6, 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: Andrew Phillips; Matthew Matteson; Patrick Coleman; Tim Norman; Ed Kahovec, Town Board liaison

Absent: Keith Parris

Guest: David Gabrielli

Chairman Phillips called the meeting to order at 6:30 pm.

PROJECT TO BE REVIEWED:

GABRIELLI MINOR SUBDIVISION

01-MS-2021

6756 County Road 41

Zoned – Residential 2

Tax Map # 28.03-1-7.000

Owner – L & L Specialty Co. Inc.

Applicant is requesting approval to split the existing 10.02 acre parcel into 2 lots. Lot 1 will consist of 4.0 acres and contain the existing house structure. Lot 2 will consist of 6.0 acres.

Action Item: SEAF, part 2

Chairman Phillips explained the role of the conservation board. David Gabrielli was present on the zoom meeting. He explained they were trying to sell the land and the house separately.

Andrew Phillips verified the property is registered on the National Wetland Inventory (NWI) site as a wetland.

Mr. Matteson asked about the shape of the two lots. Mr. Gabrielli said they wanted to include the pond on one and made them an even 4 acres and 6 acres. BME carved them out.

Chairman Phillips discussed the possibility of the conservation easement.

NOTE: Later response from code enforcement indicated that this 10 acre parcel is the Parent Parcel by definition thus until this parcel is subdivided into 5 or more lots, a conservation easement is not required.

There are no comments at this time from the conservation board.

OTHER BUSINESS:

- Approval of March 16, 2021 minutes

On a motion by Matt Matteson, seconded by Pat Coleman, the March 16 meeting minutes were approved with clarification on the Wilkins demo and addition.

On a motion by Pat Coleman, seconded by Matt Matteson, the meeting was adjourned approximately 6:45pm.