

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
April 21, 2020 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on April 21, 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, Co-Chair; Pat Coleman; Keith Parris; Tim Norman; Ed Kahovec, Town Board liaison; Marty Avila, Town of Victor code officer

Guests: Walt Baker, site engineer for Willow Rise project; Max Vasta, MTM Automotive; Wendy Meagher and Tony Tintera, Meagher Engineering

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

This meeting was closed to the public based on the recommended precautions for limiting exposure to COVID-19. The public has the opportunity to attend, listen and observe this meeting live on YouTube. The link to access the meeting is: <https://www.youtube.com/channel/UCeY3C5EKnox4b5ZiJIG0qNQ> and was posted on the Town of Victor website.

PROJECTS TO BE REVIEWED:

WILLOW RISE TOWNHOMES

003-SK-2020

McMahon Road

Owner – Bella Estates LLC

Applicant is requesting to create a 45 residential townhomes on approximately 6.4 acres. Access drive known as Banjo Run is accessed from Erica Trail located in Ballerina Subdivision.

Chairman Matteson discussed that the board received packets of information on this project and comments from several departments. Plan was originally approved 2017. Ownership changed, so there was a time lapse and then it was reapproved in 2019.

Walt Baker, site engineer for project said it had been a 45 unit townhouse style *for-rent* apartment project, the owner Affronti cleared the site, but left perimeter in place. Now the project is moving forward with new approval with *for-sale* townhouses. Change in building design to 2-story, so footprint is smaller; more green space. Single ownership with an HOA. Road alignment, fence around perimeter to Victoria Woods all stays the same. All approved vegetation, ground cover. Norwegian pines along the full length of north property line and the entrance road coming up to the site Banjo Run coming off Erica Trail - 8 on either side into project. Private drive. No conservation easements.

Action item: Review previous meeting minutes and comments relative to this project to make sure there is nothing to follow up on.

VASTA SITE PLAN

005-SP-2020

681 Phillips Road

Owner – Della Buscemi

Applicant (MTM Automotive) is requesting approval to construct a 60'x100' pole barn for clients auto towing & shop, as well as expanded parking facilities.

Max Vasta, MTM Automotive & Tony Tintera and Wendy Meagher, Meagher Engineering were present.

Site plans shown. Mr. Tintera gave a brief overview. The two-story historical home on the site is set to remain. Garage removed. Shed relocated. Driveway fairly wide but per planning board comments, will reduced entrance of driveway. 100' x 60' pole barn behind house and fenced area to store impounded vehicles and trash receptacles. Minimum for light industrial is 35% open space required, but increased to 53%.

Landscaping - Gaps along eastern lot line and northern lot line. Additional screening will be provided.

Mr. Vasta, MTM Automotive – towing and auto repair. Size of barn is to be able to drive tow trucks in and be able to maneuver. One overhead door. Not busy in and out. Mr. Vasta is only mechanic. Other employees are tow truck drivers, on the road. Mr. Vasta will remodel and live in the house. Ideal to be able to live where work and can go to work easily at whatever hour needed.

The conservation board asked about the impound area and leaking provisions? To ensure no seeping into ground. Mr. Vasta said crash vehicles (leaking vehicles) would stay in building with catch basins and disposed of properly. Insurance company moves them fairly quick within a few days.

Does 53% open space contain the stored vehicle area? That is separate. The proposed fence region will have the same gravel surface as the proposed parking region will have. Also, paved regions have been moved to arrive at 53% open space.

The board asked about the steep grade – is that natural, or built up and what will be done for erosion control there to prevent that from degrading? The grading plan has changed slightly. Eastern and southern lot lines – a retention pond will be created south of the proposed pole barn to contain any potential run-off to protect neighboring properties. Looking to contain the disturbed area using erosion control measures.

Ms. Meagher reported their site does sit up a bit. To the east is the tree line and they are going to remain. So, not actively grading anything near property line.

Property basically flat – not much earth moving. Just building up a bit with gravel. Grade is not changing much. Building will be on concrete slab.

Tree removal? Any close to disturbance area that are being kept? Trees just south being saved, given the location of the pond in the region, those trees need to be removed. Trees saved largely along the perimeter. They discussed a contingency plan with town landscaper, they will replace trees any trees along perimeter if removed.

Mr. Vasta would like to start ASAP. Builder is ready to build.

CB Comments: Mark limits of disturbance. Only concern is auto leaking. Board discussed earth movement, open space, water and erosion control.

One proposed catch basin in the parking area in NE corner flows over gravel area to retention pond. Trees will be protected during construction. Pond dug first and erosion control efforts in place first. Permeable soil conditions. Pond shouldn't overflow and run off.

Mr. Vasta said as the property owner, he has concern for property himself and as a long time renter in Victor he had never had an issue with drainage.

Owner – Blumont Stables LLC

Applicant (Woodstone Custom Homes) is requesting approval to create 35 single-family home lots on 33.2 acres with additional 74.8 acres being subject to a Development Restriction Easement for a total of 108 acres.

Ed Kahovec and Marty Avila reported that the incentive zoning is still in discussion. The town boards have not made a decision on that. Until they decide which way they are going, the decision was made to table this discussion.

Mr. Kahovec discussed the Covid situation and the town's decision to halt the recreation programs, cut spending and institute furloughs and layoffs.

Mr. Avila discussed the building and planning departments update to the suspension of permits: emergency repairs, essential projects, single worker, sole employee permits issued. Inspections modified accordingly.

OTHER BUSINESS:

- Approval of March 3 minutes

The March 3 minutes were approved by unanimous decision on a motion by Pat Coleman, seconded by Keith Parris.

Board decided to schedule a site walk for Vasta project.

On a motion by Andrew Phillips, seconded by Keith Parris, the meeting was adjourned approximately 7:52pm.

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.