

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
May 5, 2020 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held virtually on May 5, 2020 at 6:30 pm thru Zoom and Youtube site 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, Al Benedict, Town of Victor Code Officer,

Guests: Max Vasta, MTM Automotive; Wendy Meagher and Tony Tintera, Meagher Engineering, James Cretkos BME Associates, Jeff Smith of Woodstone Custom Homes

Chairman Matteson called the meeting to order at 6:37 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/UCeY3C5EKnox4b5ZiJG0qNQ> and was posted on the Town of Victor website.

PROJECTS TO BE REVIEWED:

**DORCHESTER PARK SECTION 2, PHASE 2**

002-FS-2020

Bradhurst Street

Owner: Dorchester Park LLC, 197 West Main Street, Victor

Applicant is requesting approval of Phase 2, which includes a 36.104 acre portion of the overall 166 acre residential subdivision, which will be subdivide to create 17 proposed building lots. Revised final subdivision approval was received on August 30, 2012.

Chairman Matteson discussed that the board received packets of information on this project and comments from several departments.

Jeff Smith of Woodstone Custom Homes and James Cretkos of BME Associates.

James Cretkos gave a brief overview. It is the same layout from overall approval back in 2011. It was broken into two phases. Phase 1 is fully established with an existing stormwater facility. Will come in to finish the road and the right away and finish installing the rest of utilities and finish grading some lots. Tree clearing was done in previous phases. All vegetation current is staying. Disturbance of 14 to 15 acres. Extensive amounts of conservation easements on this site. To the rear of house lots to wrap around the stormwater pond and land to the south. There was language established for the conservation easement when they went thru Phase 1. The easement that was filed included the meets and bounds for that Phase. There is specific language to each of these lot numbers on how it will be maintained. They will maintain all requirements and either amend existing easement with the new meets and bounds or file a new conservation easement with the same language. Everything outside drainage corridor will be maintained by HOA as useable space.

Chairman Matteson – Looking for the easements and updated language to review before the site walk.

James Cretkos gave an overview of easements. There are more restrictive easements and language on 30, 31, 40 and 41 lots to allow homeowner to cut brush and maintain as lawn.

Jeff Smith – The easement is very specific that the most restrictive protects the vast majority except for those 4 lots where the easement comes within 50 feet of the homes. There was no specific addendum showing a map.

Al Benedict informed them of the requirements that was recorded.

Chairman Matteson – Easements seem thoughtfully laid out and looking for more of an enforcement and markers made clear for homeowners.

Andrew Phillips asked how Woodstone informs homeowners of their easements where Jeff Smith responded that they include it in their purchase contract but also physically show them their markers.

Action item: Would like to do a site walk Saturday May 9<sup>th</sup> at 9am. James to send over conversation easement language.

**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.

Action item: Review comments

Chairman Matteson – Did provide comments in May 2017 and Long EAF 2017. Saw many resident comments on traffic and building height which is not under our purview.

Board members had no comments.

Chairman Matteson closed comments until further Conservation Board action is required.

**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.

Chairman Matteson discussed the site walk done May 2, 2020. Keith Parris, and Andrew Phillip were not present. Chairman Matteson asked for comments from Board.

Pat Coleman – They are taking three trees out to build the barn and some earthwork.

Chairman Matteson mentioned concern about cars being parked outside. After visiting during the site walk feels more comfortable where the vehicles will be located. Owner comments that cars will be kept inside till they are viewed by the insurance companies. Board members discussed slope of site at the back of property and any water runoff. CB requesting all areas of disturbance be properly marked with the appropriate methods (i.e. silt fence).

Tim Norman – Discussed the Omnitech correspondence. The concerns duplicated the concerns of the Conservation Board.

Chairman Matteson – Discussed if the owner was going to pave area.

Code Enforcement Officer Martin Avila – Per the Zoning Board of Appeals, part of the condition of the approvals of one of the variances he received was that the entire proposed area be paved in the next three years.

Board discussed they would rather see gravel for the reason of water runoff. Assumes the engineer designed the retention pond to handle the projected runoff. Discussed the requirement of downspouts, where CEO informed Board it is a requirement of Codes, per the Design & Construction Standards. Engineer discussed during ZBA that all site runoff should end up in that pond. Board requesting all areas of disturbance be properly marked with the appropriate methods (i.e. silt fence). Also requesting the developer to fill out the tree lines on the south side of the property, in accordance with the native plant species manual and/or Town of Victor.

Keith Parris – Would like noted the Conservation Boards concerns to hold applicant accountable to follow thru with statements. The risk still exists that there can be spillage or drain off.

The Conservation Board has concerns over fluids leaking from vehicles while parked outside, through previous meetings and site walks the owner has assured the CB that proper design features have been integrated into the plan to properly mitigate this risk.

Code Enforcement Officers addressed the numbers of vehicles, whether or not a car dealership, comes under Zoning and would be able to enforce if they are outside the bounds of what is acceptable use within that zoning district. When it comes to discharge of fluids that could be a property maintenance code issue or under stormwater management. We could have a lot of options as far as enforcement with or without comment.

#### OTHER BUSINESS:

- Approval of April 21, 2020 minutes to be at May 19, 2020 meeting.

Councilman Kahovec updated the Board on the sales tax revenue. With the mall being closed there will be hit on revenue, summer rec has been cancelled, some town purchases scheduled for this year has been cancelled, some reduced hours, and furloughs to help.

On a motion by Tim Norman, seconded by Pat Coleman, the meeting was adjourned approximately 7:18pm.

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](mailto: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.