

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
June 2, 2020 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on June 2, 2020 at 6:30 pm via Zoom, 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: Jeff Smith, Blumont; Gerald Ivey, Ivey Shed

Chairman Matteson called the meeting to order at 6:33 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:

IVEY SHED

295 Log Cabin Road

Owner – Gerald & Rebecca Ivey

Applicant is requesting approval to construct an 8' x 14' lofted shed with wood siding and a metal roof. This parcel is located in the Limited Development District.

09-SP-2020

Zoned – LDD

Gerald was unable to respond via Zoom, but was offered the opportunity to call in. He reported his project was a storage shed, no electricity.

This is a pre-constructed, sturdy build shed, delivered on gravel base, on skids. Project is still waiting on code report, but there are no easements.

Chairman Matteson reviewed home owner's photos and no issues are noted with shed being put in that location. The board agrees, nothing to note. Appears to be a straight forward project.

The board has a short EAF to complete. Chairman Matteson ran through the questions and asked board to comment. All responses were no (impact).

BLUMONT RISE SUBDIVISION

Co Rd 41

Owner – Blumont Stables LLC

Applicant (Woodstone Custom Homes) received 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 from the Planning Board on April 28, 2020. They are coming to Conservation Board to discuss the easement language CE-B.

001-FS-2020

Mr. Jeff Smith is in attendance.

Conservation board received the proposed conservation easement language and the site specific provisions for Blumont.

Easement proposed as a green infrastructure requirement (not the open space requirement). Drafted like Dorchester Park. Mr. Smith said he wanted homeowners to be able to do some maintenance on areas outside the wetland.

Chairman Matteson is the only board member that had taken a site walk of this property (previously).

Mr. Smith shared a screen with wetland area. He wanted to allow homeowners to access property (gardens, occasional mowing, or leave open) green infrastructure – for meadowlands or native species. There are no trees, it is open land. There is a small stream, but it is not wet in summer. No grading would be allowed anywhere near wetland.

Board was fine with verbiage, but questions how residents will access it? (build bridges?)

Mr. Smith said if it was too difficult to access land, then they just wouldn't. A temporary bridge must have an engineer stamp.

Board will do a site walk over the weekend to see if it is dry. The board will review site specific language.

OTHER BUSINESS:

Regarding Dorchester site walk notes. Marking conservations emails and education of new homeowners – most important.

Please return time sheets.

Blumont site walk scheduled for 7 am Friday, June 5.

- Approval of May 5 minutes

The May 5 minutes were approved by unanimous decision on a motion by Andrew Phillips, seconded by Pat Coleman.

- Approval of May 19 minutes

The May 19 minutes with revisions were approved by unanimous decision on a motion by Keith Parris, seconded by Tim Norman.

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.