

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
June 16, 2020 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on June 16, 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: Paul Kocher, 1000 Oak Ridge Drive; Margo Perine, 1687 Strong Road

Chairman Matteson called the meeting to order at 6:31 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.

Chairman Matteson described the role of the conservation board; an advisory board that looks at water (where it goes), tree removal, movement of land, etc. to conserve the things we all move to Victor for.

PROJECTS TO BE REVIEWED:

KOCHER 3 CAR GARAGE

1000 Oak Ridge Dr.

Owner – Paul Kocher

Applicant is requesting approval to construct a 28' x 40' two story gambrel roof style garage for lawn equipment, wood working tools and storage.

11-SP-2020

Zoned – Residential 2

Board has reviewed the packet that was submitted to the town and applicant asked to describe the project.

Mr. Paul Kocher would like to build a two story garage on the north end of property. It's on a relatively flat spot. Minimal earth movement in southeast corner where there's a small hill. Minimal disturbance, only two scrub pine trees being removed that were coming down anyway. It's a very dry area. No drainage issues.

No driveway planned at this time. Mr. Parris asked if the driveway were to be extended would there be extra excavation or gravel on the route to be established. Currently, the plan is just to have it accessible over the grass area. Only access with motor vehicles would be for storage in the winter. Garage is to store mainly lawn equipment.

Mr. Norman asked for clarification on the bathroom and water to barn. Mr. Kocher said he will have to pump. Plan is to run a line back into the house, trenching utilities out of the house, gas and electric and water. They will run a parallel trench to Y into system that will then go out to septic. The grade difference won't allow a gravity feed.

Mr. Coleman asked about landscaping, screening (to homeowner on north side). Substantial pine tree row is staying in place. There won't be any windows on north side. Mr. Kocher talked with all area residents – no one has issues with project.

The conservation board notes minimal earth movement, few trees coming down, slight grading, no driveway. No other issues or recommendations to incorporate or change.

PERINE GARAGE ADDITION

12-SP-2020

1687 Strong Road

Zoned – Residential 2

Owner – Margo Lee Perine

Applicant is requesting approval to construct a 700 sf two-car garage onto an existing barn for storage.

Mr. Jeff Perine said this garage addition is for winter storage of a vehicle, lawn equipment. His preference is to move it to the north side of existing barn. There is an 80 foot spruce on south side they would like to leave. Tree line to north that separates Perine's from their neighbor – good screening. Excavation work would be to fill it up to the level of the existing barn that's there. Long term plan is to pave now mostly gravel driveway. There is no impact on foliage or tree line. Roof line will be a little lower than the existing roof line and it's set back about a foot from the front to keep in line with all other barns on Strong Road. A lot of foliage between it and Strong Road. The Perine's have five acres of property.

Variance from the Zoning Board will be needed for set-back.

Board commented that it is fairly flat, so no worries about erosion. Drainage is good. Some fill needed, no trees coming down. No plans for water or septic. Extension of power source from what is already in barn. No excavation.

Discussed gutters with homeowner. Mr. Avila commented on dry well and downspouts.

BLUMONT RISE SUBDIVISION

001-FS-2020

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.

Site walk notes were submitted. Just looking to make sure seasonal mowing is in easement and some way for future home owners to get around to back portion of properties. Site walk was positive overall. A bit difficult to get to that wet land, but that will keep people out of easement.

OTHER BUSINESS:

- Approval of June 2 minutes

The June 2 minutes were approved by unanimous decision on a motion by Andrew Phillips, seconded by Keith Parris.

Mr. Ed Kahovec, town board liaison reported Mike Guinan will be liaison for July – December.

On a motion by Andrew Phillips, seconded by Tim Norman, the meeting was adjourned approximately 6:58pm.

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.