

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
November 1, 2016**

A regular meeting of the Town of Victor Conservation Board was held on November 1, 2016 at 6:30 PM at the Victor Town Hall, 85 East Main Street, Victor, New York, with the following members present:

**ATTENDING:** Joe Limbeck, Chair; Kate Crowley, Vice Chair; Jacob Post  
Matthew Matteson; Frank Pavia

**OTHERS:** Lee Woodring; Andrew Phillips; Dave Phillips

**PROJECT REVIEW:**

710 BROWNSVILLE ROAD – Andrew & Lauren Phillips

Applicant would like the Conservation Board to render an opinion as to whether he can substitute other land on his future property for Conservation Easement lands so that he will be able to construct a driveway in what is now part of the Conservation Easement lands. The plans for the Zornow Subdivision were filed with the Conservation Easement on them, however, language for the Conservation Easement was never filed. The applicant would also like to have a Conservation Easement with language that is not the most restrictive language.

The Conservation Board supports Mr. Phillips' proposed easement modification of like for like, contiguous to the current easement lands, acreage.

As set forth in the language of the conservation easement (Section 16), the Conservation Board recommends that Mr. Phillips' put forward a proposal to amend the existing easement to the Town Board for its consideration and approval, to substitute lands as described in the proposed site plan dated September 22, 2016, presented to the Conservation Board November 1, 2016.

Further, the Conservation Board supports using the Site Specific Easement language for the amended conservation area permitting specific conditions including native plants to be used within the easement with no changes in topography or soil characteristics. And using Section 11 A-C in the open space easement. The Site Specific Easement has been modified and will be sent to the applicant via the Planning and Building department.

WOODRING SHED  
7604 Arbor Glen Dr  
Appl No 31-SP-16  
Owner – Lee Woodring  
Zoned – Limited Development District  
SBL #6.01-2-15.000

Applicant is requesting approval for a 240 square foot shed to be placed in the Limited Development District.

Mathew Matteson recused himself from this discussion as he knows Mr. Woodring personally.

The Conservation Board supports the recommendations offered by Al Benedict that the drainage be carefully planned.

The Conservation Board observes that the applicant is placing the structure on a portion of the property where little slope exists today and is being thoughtful of the number of trees that will need to be removed.

There are no further comments given the information that is available to the Board.

#### **PROJECT UPDATES:**

Conserve

Joe provided an update from the Planning Board meeting. Traffic remains a concern with the project.

Gullace Project

Joe reported that the Village of Victor has denied the project. Traffic and density remain concerns associated with the project. There will be ongoing discussion.

#### **OBSERVATIONS:**

Kate observed that the development at Stonington Ridge has addressed silt discharge from the site. The action was taken following the heavy rains that occurred last week.

#### **OTHER UPDATES:**

Kate shared information on solicitations that farmers are receiving from solar farm developers. She reported that recently, the Town of Macedon approved their first solar farm and then asked for a moratorium until further consideration can be given to the code required for this type of development. There was a brief discussion with no further action needed at this time.

**ANNOUNCEMENTS:**

1. Fishers Ridge DEIS Workshop at 5:30 p.m. and Planning Board meeting with Gullace Project and Conserve Project on the agenda at Town Hall on Wednesday, November 9, 2016 at 5:30pm.
2. Native Plant Manual Completion: Kate reported that the variance between the current manual and what Bruce Zaretsky has drafted is the uncommon natives that can be used. She will follow up with the local nurseries and ask if they are willing to order uncommon natives. This information will be incorporated into the native plant manual and a draft prepared for review by Conservation Board members. She will work to have a draft completed by year-end.

**APPROVAL OF THE MINUTES:**

On a motion of Kate Crowley, seconded Frank Pavia, the following resolution was

ADOPTED - AYES: 5 NAYS: 0

RESOLVED, that the minutes of September 20, 2016 be approved.

The meeting was adjourned at 7:25 PM.

Notes taken by Kate Crowley, Vice-Chair