

A regular meeting of the Town of Victor Planning Board was held on November 14, 2018 at 7:00 p.m. at the Victor Town Hall at 85 East Main Street, Victor, New York, with the following members present:

PRESENT: Ernie Santoro, Chairman; Joe Logan, Vice Chairman; Heather Zollo, Al Gallina, Rich Seiter

OTHERS: Wes Pettee, Town Engineer Consultant; Kim Kinsella, Project Coordinator; Cathy Templar, Secretary; Councilman Ed Kahovec, Town Board Liaison; Kate Crowley, Conservation Board; David Nankin, Lee Wagar, Jim Woodard, Glenn Thornton, Dick Meyer, Jean Meyer, Greg Meyer, Andrew Torpey, Robert Brostek

Due to a malfunction in the recording system, this meeting failed to be recorded. The minutes will be transcribe as a summary of the meeting that took place.

APPROVAL OF MINUTES

On motion of Joe Logan, seconded by Heather Zollo

RESOLVED that the minutes of October 10, 2018 be approved.

Ernie Santoro	Aye
Joe Logan	Aye
Heather Zollo	Aye
Al Gallina	Aye
Rich Seiter	Aye

Approved 5 Ayes, 0 Nays

On motion of Al Gallina, seconded by Joe Logan

RESOLVED that the minutes of October 23, 2018 be approved.

Ernie Santoro	Aye
Joe Logan	Aye
Heather Zollo	Aye
Al Gallina	Aye
Rich Seiter	Aye

Approved 5 Ayes, 0 Nays

BOARDS & COMMITTEE UPDATES

TOWN BOARD reported by Ed Kahovec

- Discussion took place at the 11/27 Town Board meeting regarding water/drainage issues with new developments and the surrounding properties.

PLANNING BOARD reported by Kim Kinsella

- 11/27 Planning Board meeting
 - Czarnecki pool, patio, fence and deck located at 7857 Royal Woods in the Limited Development District.
 - Strong/Parish Subdivision for a 3 acre subdivision
 - Spectrum Sign located in the Victor Crossing Plaza
 - Mujo Sabic site plan modification located at 7036 Dryer Rd

The legal notice for the public hearings appeared in “The Daily Messenger”. Post Cards were mailed to property owners within a minimum of 500 ft from location of each application along with “Under Review” signs being posted on the subject’s parcels.

PUBLIC HEARING

Speakers are requested to limit comments to 3 minutes and will be asked to conclude comments at 5 minutes.

TORPEY SUBDIVISION

7980 CR 41

Appl No 4-PS-18

Owner – Log & Timber Structures, LLC

Acres – 19.13

Zoned – Residential

SBL # 26.00-1-47.200

Applicant is requesting approval to subdivide 19.13 acres into 5 single family building lots. The applicant has constructed a single family home on this site and is now requesting to subdivide 4 additional single family lots for a total of 5 sites. This will be the second step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete July 10, 2018.

Mr. Glenn Thornton from Thornton Engineering and the applicant Andrew Torpey addressed the Board.

Mr. Thornton explain the preliminary subdivision to include the paved entrance to the subdivision and the direction of each driveway. Other than the first house which has already been built, the rest of the houses will be sprinklered.

Comments from the Conservation Board, Zoning Board of Appeals, Town Engineer and the Planning Board have been responded to and the applicant had no issues with any of them.

Lamp Posts are required per Design & Construction Standards. The applicant is asking for this to be waived by the Planning Board. However, if they are needed, the applicant would like to place them in front of the house instead of on the street.

Landscaping is required per Design & Construction Standards. The applicant has asked for relief on this as they feel each individual home owner would more than likely like to plan out their own landscaping.

Sidewalks are required per Design & Construction Standards. The applicant has asked relief from this due to being in a rural area and the sidewalks leading to nowhere.

Conservation Easement – The Conservation Board suggested to remove the easement in the front of the project along the road. By doing this, it would eliminate the need for easement markers at the front of the homes/property. The acreage would still be counted as open space. Lot 5 has part of a septic system that is within the conservation easement. The Town Engineer has suggested this might want to be looked at and revised.

Mr. Torpey stated that Lot 1 has a completed house on it and it is not sprinklered. However, he intends to have the other 4 houses with a sprinkler system. He would also like to have written into the conservation easement that dead trees are able to be removed.

Chairman Santoro brought up the concern that some of the neighbors had about their wells and that these 5 houses would be taking water away from them. Mr. Thornton referred to a letter from Barney Moravec dated July 5, 2018 which states *that water wells constructed in this area are considered very productive. There are several developments in the area each having a water well with no discernable impact to the water bearing formations in the area or neighboring wells. Based on our experience, review of our existing database of water wells adjacent to your location and the typical intermittent use of planned residential water wells, it is highly unlikely that there would be a negative impact to existing water wells in this area.*

Chairman Santoro asked about the run off of water and drainage issues. Mr. Thornton stated there would be a stormwater pond and some of the water would drain to CR 41. Applicant stated that roof gutter downspouts shall discharge onto splash blocks to direct stormwater away from foundation walls and leach field areas and into rain gardens wherever feasible. If desired, dry wells will be installed in lieu of rain gardens.

Chairman Santoro asked for public comments.

Ms. Kate Crowley, Conservation Board Chairman stated that Mr. Torpey was at the last Conservation Board meeting. The removal of the conservation easement from the front of the sites were approved by the Conservation Board and that this could be counted as open space. As far as the drainage from the property, a culvert may be warranted. The County stated they would install the culvert, however, the supplies would need to be purchased by the applicant. The Conservation Board is in agreement for the new homeowners to do their own landscaping.

Mr. Logan wanted to know if there was a certain width that conservation easements needed to be. Ms. Crowley stated the wider the better for the conservation easements.

Mr. James Woodard from 7950 CR41 had a concern about his well and what this new development would do to his water supply. What would happen if his well went dry, would the applicant be responsible? He was also concerned about bus pick up at this location due to the sight distance and how busy CR41 is.

A question was asked if the entrance to the subdivision would be large enough for a bus to pull into, pick up school children and turn around.

Mr. Richard Meyer from 8030 CR41 was concerned about the drainage. His ditch culvert pipe is 12" in size and Mr. Torpey's is 18" in size which is causing a flooding situation. He is also against purchasing the material for the County to install.

Mrs. Jean Meyer from 8030 CR41 was also concerned about the drainage. She was also concerned about the use of fertilizer and insecticides that would be used and then possibly find its way into their well water. She stated the last big storm that we had, the flooding was so bad that it washed one of those large bails of hay down. She stated they have never had issues with water until now.

Mr. Greg Meyer who lives out of town was in support of not having any light posts in the subdivision and no sidewalks. He was in agreement with the landscaping being done by homeowners. He would also like to see the supporting documents regarding Mr. Moravec's letter and conclusions.

Mr. Robert Brostek from 7971 CR41 which is across the road from this development is concerned about his well water. He questioned why there are more than 3 or 4 houses on a private road and that he remembered the discussion of the limited number.

Mr. Pettee referred to the Sketch Plan and at that time there were going to be 2 entrances/exits. Due to the safety concerns, the Planning Board requested only 1 entrance/exit be constructed. Mr. Logan agreed with this statement and also stated that there have been exceptions made to the 3 houses on a driveway if there was a safety issue and the Board didn't want a short cul-de-sac. Mr. Brostek was also concerned about the bus safety issue.

Ms. Zollo also wanted backup to the hydrologist's report. Mr. Torpey stated Mr. Moravec was a certified hydrologist. He had drilled the well on Lot 1 and there was 20 gallons/minute produced. Mr. Thornton stated he would request the drilling log and has faith in Mr. Moravec's comments. Mr. Seiter wanted to know if Mr. Moravec was licensed.

Ms. Zollo wanted to know how deep Lot 1's well was. Mr. Torpey stated it was approximately 160 ft.

Mr. Torpey stated he was looking a different options for sprinklers. Mr. Torpey and Mr. Seiter had a lengthy discussion regarding the different types of sprinkler systems that could be utilized. *Once Mr. Torpey hands in a building permit application showing the sprinkler system that would be utilized, the Fire Marshal and Code Enforcement Officer will review.*

Mr. Gallina was fine with no lamp post and no sidewalks being installed. He would also like better data on the statements made in the letter from Mr. Moravec. Also, how will the drainage be mitigated?

Ms. Zollo asked Mr. Pettee questions regarding his November 7th comment letter.

The applicant will need to return as there were no County comments due to their meeting was the same night as the Planning Board. The public hearing was left open for the return of this application.

The discussion ended at this point.

Motion was made by Joe Logan seconded by Heather Zollo RESOLVED the meeting was adjourned at 8:00 PM.

Cathy Templar, Secretary