

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
January 19, 2021 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on January 19, 2021 at 6:30 pm via Zoom, with the following members present:

This meeting was closed to the public based on the recommended precautions for limiting exposure to COVID-19. The Youtube link to access the meeting is:
<https://www.youtube.com/c/townofvictornewyork>.

ATTENDING: Matthew Matteson; Keith Parris; Andrew Phillips; Tim Norman; Patrick Coleman; Marty Avila, Town of Victor; Ed Kahovec, Town Board liaison

Guests: Jeff Engebrecht; Al LaRue, McMahon LaRue Associates

Chairman Phillips called the meeting to order at 6:31 pm.

PROJECT TO BE REVIEWED:

ENGBRECHT SUBDIVISION

Zoned – Residential 2

Owner – Jeffrey Engebrecht

04-SK-2020, **APPROVED**

7980 Main Street Fishers

Conservation Board has reviewed this project at a prior meeting. Al LaRue, McMahon LaRue, and Jeff Engebrecht were present. The applicant would move the conservation restriction back to the bottom of the bank, plus a 25 foot buffer, for a total of 4.213 acres of conservation easement (out of 18.549). It is important to preserve wooded area, steep slope area. Good forestry practices would apply to the area.

They would leave the open area to the south as is, which is part of the horse farm right now. Purpose of the subdivision is to create a two acre lot for Jeff Engebrecht's son to build his home.

Andrew Phillips discussed a conversation he had with Al Benedict and Kim Kinsella that this project is considered a major subdivision which means the parcel is subjected to a 50% conservation easement requirement.

The map was shown and Lot AR 2b, (2 acres) is the parcel that would like to be taken out for new home. AR 2a is the remaining parcel. Applicants discussed where to carve the additional five acres needed.

It was noted that it is a natural resource easement currently (most restrictive) and there was discussion of putting the remaining land (to get to 50%) in a site specific easement. Applicant should decide what he wants to be able to do with the area that will be in the conservation easement. Allow for some seasonal mowing, dead fall removal? Natural resource does not allow this.

Action items: Submit boiler plate easements requested by Al LaRue.
The chairman will complete the long form.

Applicants should discuss the term easement with the town.

Mr. Ed Kahovec commented to ensure careful wording on this conservation easement and how it will travel with the land.

Marty Avila confirmed that the 50% conservation easement is applied to entire subdivision, so there could be lots within that have no easement.

Conversation with Al Benedict and Kim Kinsella to verify the language in easement.

OTHER BUSINESS:

- After an edit on page two, on a motion by Matt Matteson; seconded by Pat Coleman the January 5 meeting minutes were approved.
- On a motion by Matt Matteson, seconded by Tim Norman, the meeting was adjourned 6:58pm.