

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
January 4, 2022 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on January 4, 2022, at 6:30pm via Zoom, with the following members present:

The YouTube link to access the meeting is: <https://www.youtube.com/c/townofvictornewyork>

ATTENDING: Keith Parris; Matthew Matteson; Tim Norman; Patrick Coleman

ABSENT: Andrew Phillips

Guests: Brennan Marks, Marks Engineering; David Cocquyt, CoMark Holdings; Kevin Swartz; Jeff Guinan

Keith Parris called the meeting to order at 6:31 pm.

**PROJECTS TO BE REVIEWED:**

**SWARTZ POLE BARN**

44-SP-2021

7716 Lower Fishers Road

Zoned – Limited Development District

Owner – Kevin Swartz

Tax Map # 6.00-1-60.110

Applicant is requesting approval to construct a 36 x 24 ft pole barn with a 10 ft ceiling also included is a 8 x 24 ft porch.

Kevin Swartz was present to discuss his project. He and his wife purchased the home in 2016. They took down a shed that was in disrepair. They have four acres and accumulated lawn equipment. A pole barn would be best for storage. The colors will match the home and the size is set at 24' x 36' x 10' but the wraparound porch might change due to cost.

Mr. Swartz only needs to take down a little brush. Site is pretty much prepared for foundation.

There is a creek about 60-70 yards down the hill. The location of the proposed pole barn is the highest point on the property. For runoff, there will be a pad with gravel, a concrete platform and gutters.

COMMENTS: The conservation board acknowledged this project has very little impact to environment.

**VALENTOWN MEADOWS**

05-SK-2021

7241 Valentown Road

Zoned –

Owner – Philip Freund

Tax Map # 1.02-1-21.000

Applicant is requesting approval to subdivide a 28.6-acre parcel into 8 individual lots ranging in size from 1.58 acres to 5.87 acres. The property is currently divided by Valentown Road with an existing house on south side of Valentown Road and existing barn structure on the north side of Valentown Road. 6 additional lots.

Brennan Marks, Marks Engineering and David Cocquyt, CoMark Holdings were present.

This project is on both sides of Valentown Road and backs up to High Point development.

Applicants are requesting approvals for the lots along the frontage of Valentown, lots 2, 3, 4, lot 1 with the existing house and lot 8.

Lots 5, 6, 7 will remain undeveloped and will be real estate for sale. Buyers will get their own builders. There are no agreements with builders at this point.

All septic; soil is sandy gravel which has a very good perc rate.

There are steep slopes and a tributary stream that comes down from north toward Valentown and splits the northern half of the property. There is a 75 foot buffer on either side of the stream per town code which restricts development in the buffer. The applicant is avoiding steep slopes and there will be easements with no development. The areas being developed are grass lands. Woods and stream areas are being protected.

Conservation board commented the applicant is utilizing one driveway which has a lower impact. Mr. Norman suggested a shared driveway among more than three homeowners may require a variance.

West of this property is Valentown Woods which are townhomes that have already been approved.

Valentown Meadows is all single family homes; low impact, low density. No cul-de-sac. Applicants are keeping the existing house and barn.

Comments: Applicants have done a nice job keeping woods intact and avoiding the stream. Board asked that each new buyer is aware of the restrictions of the easements. The board will plan a site walk. Comments today are based on what was provided to this point, at sketch. More comments will be given after the site walk and as each new buyer comes to the conservation board.

**GUINAN POLE BARN**

6485 County Road 41

Owner – Jeffrey Guinan

Tax Map # 40.00-23.310

46-SP-2021

Zoned – Residential 2

Applicant is requesting approval to construct a 30' x 48' x 16' pole barn for personal storage.

Jeff Guinan attended the zoom meeting. Their family sold the homestead property (land to the east) with two barns, so it's necessary to build a new barn. There is a corn lot to east, no neighbors. Mr. Guinan had a culvert pipe installed and cleaned out the swale and put a French drain out to road, to ensure water has easy passage to road. The barn will have 12-15" of packed gravel and crusher run on top. This is currently lawn area.

No electric is planned, but possibly in the future.

Mr. Guinan is on the planning board agenda for January 25.

Comments: This is a straightforward project and the homeowner has taken care of the drainage, so no concerns from the conservation board.

OTHER BUSINESS:

- *On a motion by Matt Matteson, seconded by Tim Norman, the December 7 minutes were approved.*

*On a motion by Matt Matteson, seconded by Pat Coleman, the meeting was adjourned approximately 7:10pm.*