

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
February 2, 2021 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on February 2, 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: Keith Parris; Andrew Phillips; Tim Norman; Patrick Coleman; Marty Avila, Town of Victor; Ed Kahovec, Town Board liaison

Absent: Matthew Matteson

Guests: David Heyneman and Brian Powers, Chris DiMarzo and Chris Nadler, Mark IV and David Cox, Passero Associates

Chairman Phillips called the meeting to order at 6:32 pm.

PROJECT TO BE REVIEWED:

|                             |   |
|-----------------------------|---|
| <b>HEYNEMAN SOLAR ARRAY</b> | 01-SP-2021                                      |
| 3 Fishers Hilltop Drive     | Zoned – Residential 2                           |
| Owner – David Heyneman      | Property is in the Limited Development District |
| Tax # 5.02-2-22.000         |   |

Applicant is requesting approval to install a 10 kw ground-mounted solar array.

Application is being reviewed because this is in the limited development district.

David Heyneman presented his project. He has a six acre lot, wooded around the perimeter and wants to put the solar array in the meadow (middle of property). Looking at the map, location is to the north of the garden. Screened from neighbors, nearest neighbor is 300-400 feet away. Grid tied system. Power line (approximately 240 feet) which would be buried. Inverters at the array and the connection to utility line just ahead of the breaker panel in basement of house. RGE has approved indoor connection request.

Six feet of concrete and footers are about two foot down. Discussion on life span of system, about 25-30 years useful life.

Location is ideal because to the south is old orchard, which won't grow much more. There is a large walnut to the west, but no plans to cut down. No trimming needed.

If approved, hopes to start in late March.

Comments: No actions or comments from the conservation board.

**THE FAIRWAYS PHASE III FINAL  
FAIRVIEW POND LLC**

02-SP-2021

Request for Final Site Plan approval for the last phase of the Fairways project.

The Fairways project has been a successful private golf course/townhome development. SEQR was done previously and the current plan is in conformance with the overall approved plans. Phase III has the same road layout, number of buildings, number of units and same utility design. Championship Drive will be extended to Gillis Road. This will provide another means of access for the development. The project will include a dedicated right turn lane on Gillis Road for the new project entrance.

Brian Powers, Chris DiMarzo and Chris Nadler from Mark IV gave a description of the project. Fairways Phase III is an extension of existing development, a three phase townhouse project. This phase adjoins dedicated road system called Championship Drive to Gillis Road. 73 individual townhouse units within 18 individual townhouse buildings.

Storm water installed with earlier phases. A lot of vegetation around periphery and on eastern side of project. Not proposing to disturb that. A good part of eastern side is open space, except for piece of property that abuts Gillis Road. Road will be dedicated. Utilities, sanitary, storm system and water system will be dedicated and street lighting in conformance with the previously installed lighting. Applicant believes the earlier phases have a lighting district and the town maintains the street lighting.

The few ponds function as one pond (pipes underneath the cart path connect these). Mr. Phillips asked if they were able make sure all the water from their extension of Championship Drive would be able to connect to those storm water management ponds.

The board also asked how much is Mark IV cutting into woods on the east side of Championship Drive, towards Gillis? Most of it is already cleared. The shadow line (darker area) on map looks as if the trees go up into the property. Applicant will clear to the rear property line (shown) because installation of gas, electric and telephone for the development typically runs at the rear of the townhouses. A development of this nature, must adhere to setbacks off the rears of the units, which primarily puts the utilities at the property line.

The rear of lots 316, 317 and 318 have a little bit of existing vegetation they will take out. But trees will be preserved in the approximate 80 foot swath of open space between the rear of those townhouses and the actual development property line.

Mr. Norman asked if there was anything noted in construction of first two phases that would have any relevance to phase three. No one on current board was involved with first two phases.

Mark IV explained there is one deciduous tree for every townhouse unit installed. Typically in front yard along the street line. Also, Mark IV prides themselves in landscaping. Earlier phases had no complaints, but received compliments on how it looked. Following same path.

Native plant manual reference. Mark IV is familiar and will incorporate those plants in the plan.

David Cox, Passero gave an overview of the excavation plan. They are balancing the site, so they won't have to truck any material out or in. Stone will have to be brought in for some base and under the sidewalk pad, etc.

Since the Gillis Road end is the higher end, they will do their best to blend units into that topography. Currently the grading plan reflects that units are stepped. It helps that there's not a flat level pad across entire building. This is one way to blend into the topography. They still may look at grade changes to better accommodate some of that slope area. Cutting that hill down enough so the road isn't too steep. Creating drainage swales so that those rear yard swales will go to catch basins which will then go to the road. Everything is piped to one of the existing ponds on site. It's the main irrigation pond for the golf course, so that's where drainage goes. As you move in further on the road it goes down to around 305, 304 (lower point). It starts going to back up again to around 302, 303. There's another temporary high point and ties into the existing phase two project by building 204 and 205.

Most of the steeper slope areas are draining toward the golf course (Mark IV owned). They are sensitive to provide erosion control and maintain that to minimize effect on golf course. Drainage ponds are used for irrigation, so most of the year there is no drainage out of the pond. Zero run-off during the season.

Conservation board asked based on the sloping what's protecting 303 and 304 (those low points) from flooding? Applicant responded that this is still up quite a bit higher than the irrigation pond, a good 10 feet. Shouldn't experience any flooding in this phase at all.

Applicant will try to follow existing grade as much as they can. In some areas the existing grade is too steep for roads. All slopes will be stabilized and silt fence going around the site for any disturbance.

Grass (top soiled to grow grass well). One on three slope so it still can be mowed.

Original approval made note to widen Gillis with right turn lane. In 2016 or so, it was widened. Still discussing with town engineer and town staff if there is adequate space to have a car make a right hand turn. Maybe just do some minor restriping? Highway department and town are aware of this concern. Applicant doesn't want to take trees out.

Timeline – start earth moving in April, weather permitting.

**Comments** – Be aware of the slopes. Regarding entrance to High Street and Gillis, conservation board asks to please strive to not impact/disturb those trees or vegetation. Board will plan site walk.

#### OTHER BUSINESS:

- On a motion by Pat Coleman; seconded by Keith Parris the January 19 meeting minutes were approved.
- On a motion by Pat Coleman, seconded by Tim Norman, the meeting was adjourned 7:41pm.