

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD**

April 18, 2023 – 6:30 pm

A regular meeting of the Town of Victor Conservation Board was held on April 18, 2023, at 6:30pm in the Veteran's Room 85 East Main Street, Victor, Ny 14564, with the following members present:

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

ATTENDING: Keith Parris, Tim Norman, Matt Matteson, Andrew Phillips, Ed Kahovec, town board member

ABSENT: Patrick Coleman

Chairman Parris called the meeting to order at 6:32 pm and explained the role of the conservation board to the guests.

**Ridley Site Plan
7896 Co Rd 41**

16-SP-2023

Applicant is requesting approval for a single-family residence on Lot #6 of the O'Neil Subdivision.

Mr. Ridley was present for the meeting. He explained the project, stating there is an easement, that was paid close attention to as to not disturb any of the land. The site plan shows the proposed placement of a new home and a pole barn, within the rolling hills of the landscape. The applicant stated they were trying to keep a lot of the natural characteristics of the land. The Conservation Board stated that they have all reviewed the application prior to the meeting. The board asked if the plan was phased or if the applicant intended to construct everything at one. The applicant stated the plan was to construct it all at once. A single-family home with a sperate garage. The applicant did state that he is also going to be in front of the Zoning Board as the proposed location of the pole barn is in front of the home, he stated the reason for this is because of how the land is. The applicant stated that the proposed location would be the least disruptive as far as movement of earth. The proposed barn would be tucked behind a hill, so it would not be as visible from the road. The applicant stated there are 2 hills and a little valley, part of the land does flatten out on the west side of the property. The Conservation Board clarified that the easement was outside of the dotted line on the provided map. The Conservation Board asked if there was a plan for erosion control on the slope. The applicant stated that was a good question and he would have to ask the contractor. The board asked is where the pole barn was proposed if the land had to be flattened or filled. The applicant stated that they would have to build up the south side (the lower side). The board stated they believed there was an easement quite close to the proposed location that was no touch. The applicant stated that the west side is pretty flat in that area, and if anything has to be built up its more on the front southeast side at the base of the hill. The Board asked if fill was being brought in. The applicant stated they would be using fill from the construction of the house. The Board asked if this was the first sketch or what phase of the approval process, they were in. The applicant stated that this was the first time he has brought this before the board. Chairman Paris asked about what type of material would be used for backfilling, whether its sand or gravel. The applicant stated he is unsure what type of soil it is. The Board asked about the leech field and asked if the field could be moved forward a bit. The

board discussed whether they could add to the conservation easement language to allow for the leech field to be included in that area. Some board members stated they believed that was discussed previously during the site walk visit they had done on site. Ms. Boughton provided the easement and language to the board. The board stated that the boundaries of The Conservation Easement will need to be marked, the board stated for the most part the easements looked pretty straight which makes things easier. The applicant stated that there are currently sticks out there now and asked who is in charge of marking them off. The board stated they weren't sure who marks them (possibly the surveyor/builder) but that the code requires the easement to be marked. The board asked if the applicant was familiar with the easements. Which the applicant stated he was. The board stated that it looked as though the easement was no touch, so there are areas that shouldn't be mowed on the property. The applicant stated he believed in the language it allowed for once or twice a year that those areas were allowed to be knocked down. Looking through the language, the board found that the septic is allowed to be within the easement. The board asked if the applicant needed to drill a well, which he stated he would, he stated he has not tested yet, but they have a good feeling that the location of the well will be behind the proposed house. The board asked if it would be located within the easement. The applicant stated it would be located within the easement. They discussed the location of the septic tank(s). The board stated that the applicant should get a copy of the easement and the language, so they are aware of exactly what can and cannot be done with these areas, stating that it does allow for seasonal mowing (a couple times a year annually). The Board also wanted to state that no changes to the topography of the land would be made, primarily any building located close to the easement (no movement of earth or fill in these locations). The applicant should maintain proper erosion control around the pole barn. (Paying close attention to the areas around the conservation easements) The board stated that they believed the applicant did a good job of working around the natural contours of the land and have no further comments. The applicant did question if he wanted to have a pool put in if he should propose that at the same time. The board stated they believed the applicant should include this future pool in the proposal. TH board stated the applicant should think about how they want to mark the boundaries of the easement whether it be a typical plaque and 4x4 post or a more natural marker (tree, rock, etc.) No other concerns at the moment.

**Johnson Pole Barn
7355 Dryer Road**

11-SP-2023

Applicant is requesting approval to construct a 2,400 square foot pole barn with a 720 square foot covered space.

The Conservation Board believes the application is in front of the Planning Board because of the size of the proposed structure. The proposed structure has an overhang present of the barn. The Board stated it looked as though the barn is also proposed in front of the home. It is a fairly long, narrow wood lot of about 8 acres. The board stated because it is so wooded, there would probably be some tree removal to place the barn as well as getting things in and out to do construction if they planned on coming in any way other than the gravel driveway. The board stated it didn't look as though there would be much earth movement and there seemed to be no water nearby. The board stated the applicant should limit the removal of trees. No further comments at the time.

**Davis Pole Barn
1155 Hunters Run****12-SP-2023**

Applicant is requesting approval to construct a 1,496 square foot pole barn with height at 17 feet.

The board stated that the application was similar to the previous application they reviewed, in that the applicant is proposing to construct a pole barn on the property. The proposal does include a standard gravel path. The board stated it looked like maybe a couple of trees were proposed to be removed, but it doesn't look as though there is much in the proposed location as far as trees go. The proposed area appears to be flat. The board stated it would have been nice if they could have moved the barn forward a bit to get it away from the trees but realize that doing that would cause the proposed barn to be located forward of the home, which would require a variance. The proposed location is flat, it is not near water or anything environmentally sensitive, not located within an easement, not disrupting anyone's view. The board has no further comments.

OTHER BUSINESS:

- On a motion made by Tim Norman and seconded by Matt Matteson the February 21st, 2023, minutes were approved.
- On a motion made by Matt Matteson and seconded by Tim Norman the March 21, 2023, minutes were approved.
- Mr. Kahovec shared Town Board news.

On a motion by Matt Matteson seconded by Tim Norman the meeting was adjourned at approximately 7:03 pm.