

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
May 17, 2022 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on May 17, 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, Andrew Phillips, Patrick Coleman (but recused), Ed Kahovec, town board member

Guests: Scott Martin

Keith Parris called the meeting to order at 6:35 pm and explained the role of the conservation board to the guests.

**MARTIN CONSERVATION EASEMENT ADJUSTMENT**

6734 Falcons Point

Zoned – Residential 2

Owner – Scott Martin

Tax Map # 1.03-1-26.170

Applicant is requesting to reduce width of the existing conservation easement in order to accommodate a cohesive pool, hardscape and pool-house while allowing access to wetlands.

Chairman Paris asked if the applicant had been in front of the Conservation Board before. Mr. Martin stated he was in front of the town board but this as the first time he's been in front of the Conservation Board. Mr. Martin explained his proposal stating that he would like to minimally reduce the area of the existing conservation easement, which is located on his property, 6734 Falcons Point, he would like to reduce the easement approximately by 10' into the current easement by a length of 100-120' to accommodate a pool with a pool house and landscape design, which the applicant believe aligns with the aesthetic and character of the overall neighborhood, still allowing ample and unblocked access to the wetland buffer zone. The easement is located at the rear of the property. After meeting with the Town Board, the proposal has been adjusted from a straight line of 10' across the property to now proposing from the rear elevation of the house to the existing brush line which is about 100-120'. The applicant stated careful consideration of the overall integrity of the easement has been considered and he believes that the proposed plans maintain the existing greenspace will also accentuate the overall design and character of the Falcons nest neighborhood within his property area. As proposed the custom build pool house/shed which does not include running water, just electricity, and laid on concrete and paver patio to smooth everything out and laid on sand. The pool house/shed will occupy at most 1,200 SF and the applicant has no intention of removing any trees within the existing greenspace of the conservation area, the structures and patio would only encroach on the opened grass area. The requested variance is minimal in the applicant opinion when measured regarding the overall property as well as the current conservation easement. It was reiterated that no access would be blocked from the street to the existing buffer zones or the hiking trail well beyond the applicant's

property line. The contractors they are working with are aware and are cognizant to minimally disturb the environment in the process. After speaking with the designer, other options for a pool house to be built outside of the conservation easement are limited, mainly being restricted by the septic system and a mature tree line that the applicant would like to keep intact, as well as a grade change roughly 10-11' if the project were to be shifted closer to the property line. The applicant intends to maintain the integrity of the conservation and the greenspace. Chairman Paris asked why the applicant was asking for the 10' x 120-120' area when the only space that is needed to complete the project is much smaller than that. The applicant stated where the patio meets the line, he was hoping to round out the area to make it curved instead of harsh straight lines, stating he believed it would look better aesthetically echoing the angles and lines of the pool. Chairman Paris clarified that the reason the applicant was asking for the bigger space was so more could be added to that later. The applicant said beyond the proposed plan they have no plans of building anything else in that area, no plantings, no future projects, no stairs. Mr. Matteson asked about the abrupt angle behind the pool house on the proposed area towards the back portion of the applicant's property, he suggested extending that area so there isn't as harsh of an angle. The applicant stated that there is a tree line located on his property as well as a drop-off which makes what Mr. Matteson suggested not an option. Mr. Matteson asked what the language was on the Conservation Easement as it stands. Mr. Matteson suggested transferring a part of the easement (the same square footage) from one side of the property to the other, keeping the existing language of the current Conservation Easement on the property. The applicant stated that the area proposed is within 5-10' of the original Conservation Easement. The applicant stated that he is unfamiliar with the current language of the Conservation Easement. One of the board members recalled seeing language in the packet, and the language was lenient and allowed mowing, playgrounds, etc. It just didn't allow for anything permanent. Chairman Parris pointed out that the only thing on the applicant's proposal that goes against the original language of the Conservation Easement is the small overhang of the pool house. Mr. Matteson stated the new easement would have to be recorded, which would have some measuring, a possible survey and a cost involved required, as well as new markers placed where the adjusted Conservation Easement would be. The board discussed options to mark the Conservation Easement without distracting from the aesthetic of the landscape and becoming an eye sore. The applicant stated there are currently no markings found on the corners of the easement other than maybe a tree where the brush line exists in his back yard. An item flush to the grass area, so it doesn't stick out and was possible to be mowed over was suggested as a marker. Mr. Norman asked if markers were even necessary because the language of the Conservation Easement is so lenient. Being a hiking trail easement, it was asked if the width at the front was needed to access the trail. That portion of the Conservation Easement would not be affected by the proposal of the applicant. The board asked when the applicant intended to start work on the project. The applicant stated that the ground was being prepared currently, within the limit outside of the easement. As for the rest of the project they are looking to start as soon as possible. The shed/pool house is not intended to be built until next year. The board supports the proposal as long as the applicant is swapping the same size and the restrictions remain the same on the new portion of the Conservation Easement. The applicant was directed to talk with code enforcement as to what next steps would be and how to go about updating the maps for the new Conservation Easement.

OTHER BUSINESS:

- On a motion made by Tim Norman and seconded by Matt Matteson to approve the minutes for April 19, 2022.

On a motion by Matt Matteson, seconded by Andrew Phillips the meeting was adjourned at approximately 6:35 pm.