

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
May 18, 2021 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on May 18, 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: Andrew Phillips; Matthew Matteson; Patrick Coleman; Tim Norman; Keith Parris
Guests: John Wade, Wade Minor Subdivision and Brian Ridley, Frank Petrosino, John Sheldon, Eric Sheldon and Nate Driscoll, O’Neil Subdivision

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

PROJECT TO BE REVIEWED:

WADE MINOR SUBDIVISION

02-MS-2021

140 Cline Road

Zoned – Residential 2

Owner – Jane Wade

Tax Map # 1.04-1-3.510

Applicant is requesting approval to create two lots from an existing parcel. Lot 1 will contain 4.765 acres with the existing residence and farm structures. Lot 2 will consist of the remaining 24.640 acres. Lot 2 will continue to be used for agricultural purposes and therefore applicant is requesting a waiver from Design and Construction Standards.

John Wade, Jane Wade’s grandson and part owner the Cline Road LLC, was in attendance. The family is estate planning. This is a 24 acre piece of property and they would like to be able to sell house and maintain other piece for agricultural use.

Andrew Phillips reviewed the role of the conservation board.

The board had no concerns as there is no earth being moved.

GUINAN MINOR SUBDIVISION

03-MS-2021

Diane Guinan, Executor Estate of Edward M Guinan

Zoned – Residential 2

5607 Robinridge Rd

Greensboro, NC 27410

Tax Map # 40.00-1-23.100

Family is requesting a subdivision of 6465 Co Rd 41, Victor into two parcels to permit the sale of the home and five acres separately from the remaining 112 acres of land. The house is serviced by public water, natural gas, and a septic system. This subdivision creates no changes or disruptions to these services.

The board noted the stream that runs through the project.

The board has no comments or concerns as there is no earth being moved.

OTHER BUSINESS:

- Approval of May 4, 2021 minutes

On a motion by Matt Matteson, seconded by Pat Coleman, the May 4 meeting minutes were approved.

- Discussion of easements on 7 lots, O'Neil Subdivision

Chairman Phillips described the role of the conservation board, to preserve and provide input on natural resources. He also gave a summary of conservation easements; documents filed with county on what you can and cannot do on that particular areas. Different types: Natural resource (most restrictive, no-touch), Site specific and Open space (least restrictive).

Major subdivisions must have 50% of land in conservation easement.

Conservation board would like to preserve the character of the land. And, not necessarily sandwich least restrictive in the middle, alongside other types of easement.

Discussion what can and cannot be done with conservation easements – no permanent structures, no swing sets, pools, fire pits, sheds.

Frank Petrosino & Brian Ridley, Lot 6

Wants to keep 2.5 acres at bottom and build at the top

John Sheldon, Lot 2

John Sheldon said he would like to be able to maintain trails, bow hunt, remove dead falls.

Would like to be able to mow, but wants to plant long grass, fescue (and mow once a year), use a gator (for deer). The board discussed motorize vehicles typically not allowed.

Eric Sheldon, Lot 5

Nate Driscoll, Lot 1

The conservation board would need to put details in the easement for well, leach field, septic, etc.

Mr. Kahovec reported that there were no plans currently for sewer extension. He also reiterated that the easements run with the land and they are difficult to undo.

On a motion by Matt Matteson, seconded by Pat Coleman, the meeting was adjourned approximately 7:50 pm.