

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
June 1, 2021 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on June 1, 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: Doug Eldred, Steve D’Anna, Jake Harrington (1086 Strong Road) and Scott DeHollander (Scout Path)

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

**PROJECTS TO BE REVIEWED:**

**1086 STRONG ROAD SUBDIVISION**

01-SK-2021

1086 Strong Road

Zoned – Residential 2

Owner – Trust the Ott Irrevocable Survivors

Tax Map # 26.00-1-13.100

Applicant is requesting **acknowledgement of a complete application** to subdivide 34.9 acre parcel into 11 single family lots including an existing house and garage. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.

Doug Eldred reported that the project is at the southwest corner of Strong Road and Taylor Road. R-2 zoning and Residential A overlay district. Proposing 11 lots which equals .33 lots per acre. Subdivision includes about 1.5 acres with the existing house and garage on the northwest corner; other lots are 3.1 to 4.7 acres in size. Most of the property is pasture land with the exception of the southwest corner which is 11 wooded acres with an intermittent stream running through it. Within that area the slopes are toward the stream. This will mostly be in a conservation easement.

Slopes in the development area are mostly moderate and the entire development is within pasture land. 17 acres will also be set aside in an open space easement. The 10.9 acres and the 17 acres total the 50% green space requirement. The applicant is proposing the 17 acres be limited to landscaping, gardening by individual home owner.

There is no sewer (all individual septic). Percs are completed (5-10 minute perc rates), mainly medium and fine sands. No groundwater or bedrock. Water main will be extended to the site. All lots will have public water. Infiltration area for storm water run-off in conservation easement.

Only lot one has some clearing.

Conservation Board reiterated to mark easements clearly. Make sure homeowners are aware of restrictions.

**SCOUT PATH**

003-PS-2021

Aldridge Road

DeHollander Design

Tax Map # 16.00-1-2.1.2

Applicant is requesting approval to subdivide 8.84 acre parcel into 5 building lots ranging in size from .813 to 5.09 acres. The home locations will be accessed via two shared common driveways. Sketch plan was acknowledged February 25, 2020.

Scott DeHollander gave a refresher of this project. He looked at a higher lot yield layout, a dedicated road option with 9 lots, but it was very tight. He settled with this reasonable density layout. This property is in a C overlay, which allows for higher density of 1 acre per unit. This is a manageable size project and taking what was learned from other projects where driveways were shared with more than 3 units, this project adheres to the town's design criteria which limits the number of units to three per shared driveway. There is a shared driveway which accesses lot 1 and lot 3 (which is behind lot 2). Approximately 160 feet to the east there would be another proposed driveway with access to lot 2, lot 4 and lot 5. Keeping the total number of access points manageable.

Preservation of natural wooded areas that exist on the lot. Conservation easements are shown on the plan; 3.5 acres beyond lot 3 are all included in easement, includes the steep slope and intermittent stream.

Between lots 3, 2 and 4, conservation easements separate those lots and creates a natural wooded buffer. Between 1 & 2 and 5 & 4, the driveway will push through the conservation easement, but on either side preserves rare wooded, but less mature, tree area.

8.84 acre site and 4.42 acre (50%) conservation easement.

There is also a storm water easement. There is a proposed detention pond (intended to fill about two feet deep and then empty after more significant storm events (not retention which holds water)).

Access and utility and storm water easements noted on map. Some overlay over the top of the conservation easement.

Aldridge has access to sewer and water and natural gas. All utilities are at road frontage. This is a justification for cluster style subdivision proposed at sketch.

Mr. DeHollander discussed what type of easement he would like to see. He felt it was too restrictive to say "no cut". It needs to be a management plan. He would like to allow for recreational use vehicles.

Mr. Coleman commented that it is pretty densely wooded. He would support seasonal maintenance. The least restrictive easement allows for occasional motor vehicle usage to maintain land.

Mr. Norman wondered if it would be difficult to mark the easements, especially on lot 5.

Mr. DeHollander brought up the possibility of virtual markers. He expressed that homeowners are disappointed with markers as they are not residential looking. It would be less painful if there were less conspicuous markers.

**ACTION:** Conservation board will look into concept of virtual markers for the future. The board will possibly schedule another site walk. Not everyone was on the last one and it was held in the winter.

There was further discussion about the use of motorized vehicles. Mr. DeHollander suggested a three year renewal option? If land was not respected, renewal not issued. HOA would monitor.

Conservation board reiterated communication with homeowners on easement location and restrictions.

**OTHER BUSINESS:**

On a motion by Matt Matteson, seconded by Pat Coleman, the May 18 meeting minutes were approved with the addition to the conservation board comments on the Guinan project, (no comment) *"because there was not earth being moved."*

Mr. Kahovec discussed holding meetings in person and giving some people lead time, maybe July? If boards wanted to offer YouTube option also, boards would have to meet in the main meeting room. All boards have the option to stay zoom, in person only or a hybrid.

Conservation board has decided to wait a while longer before going in person.

On a motion by Matt Matteson, seconded by Keith Parris, the meeting was adjourned approximately 7:30 pm.