

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
June 7, 2022 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on June 7, 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: Matthew Matteson, Patrick Coleman, Tim Norman, Ed Kahovec, town board member

Guests: Jeff Smith, Christian Gehlen

Absent: Keith Parris, Andrew Phillips

Matthew Matteson called the meeting to order at 6:30 pm and explained the role of the conservation board to the guests.

**STONE BROOK SUBDIVISION**

2-PS-2022

1403 East Victor Road

Zoned – Residential 2

Owner – Bruce DeSimone

Tax Map # 28.04-2-62.000

Applicant is requesting approval for a clustered subdivision of 85 buildable lots on 100 acres in the Town of Victor with 15+ acres in the Town of Farmington for a total of 115 acres. This is the second step in a three-step process for a major subdivision. The Sketch Plan was acknowledged complete March 22, 2022.

Matt addressed Jeff Smith, the representative for Stone Brook subdivision stating that he was aware that he was here to discuss some of the extra space that's in the parcel. Mr. Smith explained the project stating that part of the preliminary plan was that the storm ponds were labeled, have been moved out of that area and into where the other blue area was highlighted on the shown map. The majority of what is represented as dark green on the map with the exception of a little bit of land behind the first row of lots on the right, (lot 54 descending down to lot 43) turning into the subdivision from East Victor Road and taking a right on the street, a little bit before the curve of the road is about where the applicant stated they would end lots with conservation easements behind them. So the area shown with dark green trees and light green shading would be proposed as conservation areas of the lots, other than that, the applicant stated they are still working on the other 60 acres of open space, and have a meeting scheduled with the town supervisors of Farmington and Victor, as well as the Genesee Land Trust Acquisition Committee to determine if the applicant is able to meet all the criteria needed to have the Genesee Land Trust Acquisition committee acquire all of that open space to have under their own trust, the applicant stated he has been working hard at this as he believes the open land is quite nice and should remain publicly accessible along the stream corridor and through the process found not a lot of people want if but finally found Genesee Land Trust and also Victor Hiking Trails, who have stated that if Genesee didn't want to adopt the parcel then they (Victor Hiking Trails) would consider it. With this, only a small portion of the subdivision would have conservation easement areas on individual lots, and those conservation easement language would probably be typical of past projects

such as Dorchester Park, most likely being fairly restrictive. Still allowing lawn mowing. In some areas the applicant stated that they've allowed residential gardens, if the land seemed suitable, he also stated that they are studying that further. The applicant stated that he hopes not to have a lot of conservation easements on lots, if Genessee Land Trust and Victor Hiking Trails both fail to move forward with adopting the 60 acres, then and only then would the applicant propose conservation easement in that area, on the lots to the right and heading into the town of Farmington, the applicant stated one of the issues is that the parcel consist of land both in Farmington and Victor, and he doesn't want to burden the owners of the lots with having ownership in 2 towns, containing 2 tax bills, especially when the proposed land would be entirely in the conservation anyway. The applicant is hoping to have the land adopted in a way that would be accessible from the Auburn Trail, the land has a number of walks on it. Town Board members, Conservation Members, Genessee Land Trust Members, the applicant stated that the overall opinion is that the land would be nice to reserve but has stated that it isn't something that the Town (of Victor) wants as park land because they don't want the obligation/burden of it. Mr. Matteson stated that at this point he believed the applicant didn't necessary need anything specific from the Conservation Board, and re iterated that the meeting was to get the board up to speed on the project. After the applicant has his meetings with both Genessee Land Trust and Victor Hiking Trails, hopefully there will be news as to the proposed plan. The applicant agreed and stated he wished he was further along in that process, stating that the reason it states for the ownership to be determined on the preliminary plans is because they were waiting on answers from the Town Board on much of that acreage. The applicant stated he is pretty confident that within the next coming months and before final approval (obviously) that they will have it sorted out and the land will be dedicated. The applicant believes it is an interesting parcel and having the ability to walk the stream corridor and the ability to loop back to town lands behind Bocca Park Estates, he believes it is an opportunity that shouldn't be ignored for public access because trails have become important for the town. Mr. Matteson stated personally he agrees with the applicant after walking the property and stated that he would like to see the area remain public or rather become public access and also agreed that not having to deal with easements on each and every lot would simplify things. The applicant stated that they will want to at some point address the easements on the approximately 10 lots, which he believes will be a straightforward arrangement. Mr. Matteson stated that the next time the board sees the applicant the board will go in depth of each of the parcels that will have a conservation easement present.

**GEHLEN GARAGE**

13-SP-2022

7483 Dryer Road

Zoned – Residential 2

Owner – Christian and Kimberly Gehlen

Tax Map # 27.01-1-70.100

Applicant is requesting approval to construct a 1,200-sf steel detached garage forward of the house.

Mr. Matteson welcomed the applicant Christian Gehlen. The applicant explained his project stating that the placement of the proposed garage will be placed in an area with 4 trees, and the location will be between the 2<sup>nd</sup> and 3<sup>rd</sup> tree, he explained the reason he chose this spot for the proposed garage was that that particular area has some of the flattest grade on the property, making that area ideal because the applicant

would have to do the least amount of excavation of the land, and the particular area proposed would require the least amount of paving necessary to access the garage. The applicant stated that he was seen by the Zoning Board of Appeals to obtain a variance to place the structure forward of his home, the board has approved his variance request. He also stated that the area has plenty of buffering from the road with the current row of blue spruce trees. The proposed area is about 60 + feet from the neighbor to the north and over 100' from the neighbor to the east. He stated he doesn't plan to remove any trees and intends to landscape around the garage, add some nice mulch beds and add some weeping cherry trees, he would like the proposed project to enhance the property not detract from it, the proposed garage has no plans for water or sewage. Mr. Matteson stated that it sounds like the reason the applicant chose this particular spot would be many of the same reasons the board itself would select an area on a property. Mr. Matteson reiterated that the applicant would not be removing any trees, and the area is flat, meaning there isn't much grading to do, earth movement is one of the things that the Conservation Board looks at. Mr. Matteson also reiterated that this spot requires the least amount of imperviable paving, he also addressed the variance stating that although it is not in the Conservation Boards per view, the applicant has already tackled this hurdle. Mr. Matteson stated that looking at the map of the applicant's property its is not a typical piece of property, it is a little unique, which makes sense to have the structure in front. Mr. Matteson asked if there were plans for water to the garage. The applicant stated that no, that was not a plan, no plumbing of any sort, or drainage. Mr. Norman asked the applicant if this garage was going to be used for normal storage of lawn equipment and things of that sort. The applicant stated that he intended to have this as a place to store some old cars that the applicant collects. It has been a dream of the applicants since he was 17 and started tinkering with cars, he's wanted a place to work on them, he stated he's turning 48 in August and he waited long enough, so the time was either now or never to make that dream come true. Mr. Matteson stated he has no problem with the tinkering with cars but to just be caution about the oil and various things that come from that, making sure there is no runoff of that anywhere. Mr. Matteson stated he felt the applicant has addressed anything that would be of concern to the Conservation Board and the board supports the application.

**STRAIGHT POLE BARN**

12-SP-2022

7479 Dryer Road

Zoned – Residential 2

Owner – Steven and Patricia Straight

Tax Map # 27.01-1-70.200

Applicant is requesting approval to construct a 36' x 36' pole barn with a lean-to on one side of the proposed barn in the southeast corner of the parcel.

There was no representative present regarding this project. Mr. Matteson stated he had looked at the application, he asked the question of whether the barn was proposed to be in front of the home and if that was why the Conservation Board was seeing this application. Mr. Norman stated he believed the structure was proposed behind the home. Mr. Matteson stated that looking at the pictures the parcel looks like it consists of maintained lawn or low brush of some sort, stating that he was unsure if the applicant were planning on taking any trees out. Mr. Matteson also had a question regarding the grading and stated he did not look that up on encore to see what the grading of the property looks like, stating that he would like to see how much earth they are moving to create the structure and he stated he didn't recall seeing if there

was water or electric to be run in the barn or the purpose of the barn itself. Mr. Norman stated he believed he saw a tractor drawn in one of the renderings, but he didn't feel confident enough to state what he believed the applicants would be doing with the barn structure. Mr. Coleman stated the applicants had listed storage as the purpose on the application. Mr. Coleman believed both barn structures that came before the board today were there because of their size (over 1,000 sf) Mr. Matteson stated that with the limited amount of information his comments would be that the amount of earth movement should be limited, and the applicants should try to place this proposed structure in a spot on the property that would require the least amount of tree removal and land abruption. Mr. Matteson stated he didn't see that the applicants were planning on adding any pavement to the proposed project. Mr. Coleman stated after reading the letter of intent that there is no water or plumbing proposed, just storage of tractors, and he believes the proposed location looks like it is at the southeast corner of the property. He stated that the property didn't seem to be graded so from his standpoint there are no concerns as far as run off. Mr. Matteson stated that they would ask the applicant to abstain from removing trees, any un-needed earth movement, any redirection of any water movement on the property, and keeping anything that comes out of any machinery (oil, etc.) contained and out of the ground.

OTHER BUSINESS:

- An adjustment is to be made to the May 17, 2022, meeting with Patrick Coleman being present but recused. Will be voted on for approval at the next meeting.
- Ed Kahovec stated this would be his last Conservation Board meeting for this year. Mike Guinan will be present for July-December, he also stated there was a good turn out for the Memorial Day parade, spoke about the Veterans Memorial Project going on in front of Town Hall.

On a motion by Pat Coleman, seconded by Tim Norman the meeting was adjourned at approximately 6:38 pm.