

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

A regular meeting of the Town of Victor Conservation Board was held on July 6, 2021 at 6:30 pm 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; Keith Parris; Mike Guinan, Town Board liaison

Guests: Diane Guinan; Joe Billone

Absent: Andrew Phillips

Matt Matteson called the meeting to order at 6:32 pm.

PROJECTS TO BE REVIEWED:

1. FRANK LILL & SON STORAGE YARD

17-SP-2021

785 Old Dutch Road

Zoned – Light Industrial

Tax Map # 14.02-1-6.200

Owner – Lill Power Development LLC

Applicant is requesting approval to construct a 2-acre outdoor storage yard at the east end of the parcel for storage of piping and fittings.

The applicant was not available during the zoom meeting.

Mr. Matteson reviewed the plans and gave an overview. There is no building, just a storage yard. It is hard to tell if earth was being moved. There may be a spot where they were putting stone to raise it up a little bit? There appears to be no liquids, no oils, water; so nothing that would leak or run-off.

The conservation board questioned what is being stored (since there is no building) and noted the comment from the landscape consultant suggesting what tree species to use. Also, a reminder to follow-up on good grading practices. The board asked if it is currently grass. It looks like the applicant has gravel and asphalt millings proposed.

There are no easements or sensitive natural resources.

No comments, or concerns. The board would like to ensure there are no liquids stored there.

NOTE: The following comments were provided on Wednesday, July 7, 2021, by the applicant.

Chairman Phillips & Conservation Board,

Please find attached the following overview and answers to the questions the Conservation Board had at the 06 July 2021 meeting.

Overview of the proposed project: Current condition on the ground now is grass field. We use the current field as storage for pipe, fittings, dunnage, steel I beams etc. which becomes muddy and rutted during rainy

weather. There are no trees or bushes around the field and we back up to the Industrial park on the East. The drainage is currently running to retention ponds before it runs to a natural pond.

MS4 items were recently inspected by MRB group and found functional. Yearly maintenance to be done before fall. The new project will incorporate a berm, as spoil allows, trees and bushes according to plan.

They would include Red and Sugar Maples along with other shrubbery to shield the storage from the neighbors.

There are currently no buildings on the proposed site, nor are any planned. That along with lighting, none proposed. We will operate in accordance with our current permit of no noise between 11 PM & 7 AM.

The proposed grading will incorporate asphalt milling as a base and CR2 as a top as needed. We plan storm water management on the North and South end.

The proposed storage as stated above will be large construction type pipe, fittings, dunnage etc. we do not store any hazardous material, oils etc. on site.

*Karel Ambroz, Shop Manager
Frank Lill & Son, Inc*

2. GUINAN MAJOR SUBDIVISION

03-SK-2021

6465 County Road 41

Zoned – Residential 2

Owner – Edward Guinan

Tax Map # 40.00-1-23.100

Applicant is requesting **acknowledgement of a complete application** to subdivide the 112 acre parcel into two lots. Lot 1 will consist of 50 acres and Lot 2 will consist of 62 acres. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.

Ms. Diane Guinan was present and had submitted a proposed conservation easement line. Referencing the photo, the dark line divides the two parcels and the creek is the dotted line. There is 75 feet of buffer natural to the creek. Ms. Guinan said she followed the creek and woods for the proposed easement line.

Mr. Matteson noted the proposed easement follows creek bed that runs in between the two parcels; it adds a buffer, plus. He liked that it follows the creek and both easements are one continuous space (rather than two easements on two properties). He said the edges need a marker and noted there may be many markers lining it.

Typically the easement marker is a 4x4 post, low to ground with a plaque on it. Other options are boulders or something more natural. The boundaries need to be apparent for future homeowners as well. The straightening out of lines would create the need for less markers.

Mr. Joe Billone was present. He is the buyer of the 50 acre parcel. There is currently no buyer for 62 acre parcel.

The board discussed that a site walk was not necessary.

The board said that homeowner input on type of easement is welcomed. And, it is better to give it now (rather than later). Mr. Billone said he has snowmobiles, four wheelers, and would like to hunt, hike, etc.

There was some explanation on the three different type of easements. The board suggested the applicants take a look at them line by line and look for which easement would allow what you are looking to do.

The conservation board would like as little impact as possible (most restrictive). Motorized vehicles are not allowed, only for maintenance and deadfalls. The conservation board tries to figure out what to protect (stream corridor).

Most restrictive – no touch, no mow, no deadfall, no sheds, no hunting

Site specific – allows for seasonal mowing, clear deadfall (use of motor vehicle), no structures, walks, trails.

Ms. Guinan is asking for looking for least restrictive.

The board again discussed a site walk and told Mr. Billone is wasn't necessary for him to attend. Ms. Guinan said she would like to attend. Mr. Mike Guinan said he could accompany anyone on a site walk.

Ms. Guinan and Mr. Billone thanked the board for their time and helpful information.

OTHER BUSINESS:

The board set a tentative site walk for July 12, 6pm of the Guinan property.

Mike Guinan is the conservation board liaison for the remainder of the year.

On a motion by Matt Matteson, seconded by Pat Coleman, the June 1 meeting minutes were approved.

On a motion by Matt Matteson, seconded by Tim Norman, the meeting was adjourned approximately 7:39 pm.