

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
August 3, 2021 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on August 3, 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: Andrew Phillips; Matthew Matteson; Patrick Coleman; Keith Parris
Guests: Linc Swedrock, BME; Diane Guinan

Absent: Tim Norman

Andrew Phillips called the meeting to order at 6:30 pm.

PROJECTS TO BE REVIEWED:

SOUTHGATE HILLS PHASE 2

04-SK-2021

East Victor Road

Zoned – Residential 2 'B'

Applicant is before the Town of Victor planning board requesting **acknowledgement of a complete application** to develop under the Clustering Provisions 29 lots on 58.3 acres including four separate parcels. This is the first step of a major subdivision. Applicant received approval from the Town Board on July 26, 2021 to modify the existing Residential Overlay District 'A' development criteria to a Residential Overlay District 'B'.

Mr. Swedrock reported that this project includes four parcels, is under control of Riedman and is a continuation of the successful Southgate project, along East Victor and Boughton Hill Road. This was in Residential A Overlay which is 1 lot per 3 acres, but the comprehensive plan identified a change in the density for 1 lot per 2 acres.

The Town Board on the July 26th revised this to Overlay B; 29 lots total with four larger estate lots on Boughton Hill Road and clustering the other 25 on East Victor Road by the first phase of Southgate where sewer is available. This is just in sketch phase. They are looking for feedback on sketch before moving forward.

Conservation easements shown are the wooded and sloped areas. They are keeping the tree lines as much as they can. The 50% will be by wooded areas and near the trail, possibly giving part to the town as trail parking.

The board asked if the homes are on back side of parcel thus leaving the front untouched. Mr. Swedrock said there will probably be a drainage pond in front. It is not wooded now, mostly brush.

The question was posed, who will maintain this? Mr. Swedrock said it was not decided, but there is no HOA. This will be part of planning board proposal.

Comment: It was suggested that the person maintaining the common areas not have to cross over all other properties to get to it.

And, suggested to keep easement lines straight (take out jogs).

For the record – Mr. Matteson stated he lives in Southgate.

The board would like to take a site walk during the next phase, when there is more detail.

2. GUINAN SUBDIVISION conservation easement

Ms. Diane Guinan gave an overview and update on the project. Since she was last here, they had a sketch plan meeting with the planning board and the biggest issue for her and the buyer is the conservation easement. She said the planning board seemed to understand her property was caught in a major when it's not really a subdivision.

Ms. Guinan met with staff and she cited code pertaining to open space requirements. They would like land set aside area to maintain as open space (as defined in code), but not in a conservation easement.

The buyer's site plan was shown and he would like his driveway to come in from County Road 41 and follow the farmer's path. There was further discussion on where potential buyer would like to put his house and driveway. Driveway would come through the open space. House would be outside of open space.

Ms. Guinan shared her screen with a current sketch showing 25% open space including the creek with at least a 75 foot buffer zone, pond, and low, grassy area.

Mr. Matteson asked if driveways are allowed in the open space. Ms. Guinan said it's been discussed and she felt like it was allowed within the code.

This area would be maintained as open space, no building allowed. The buyer understands he can't build on this space. This maintains the intent of natural resources and protects pond.

The conservation board with like to consult with the code officer to make sure this works within the code. And, want to make sure there is some delineation of what you can and cannot do in that space.

The board asked how do you mark the open space?

There was a question about the pond. Ms. Guinan said the west side is not really developable because the land drops down. She couldn't find any regulations about the pond so they connected 20 feet out to the other property. That space is delineated on the survey.

Mr. Coleman felt this limits disturbance with having one family rather than several.

The board discussed a site walk. Ms. Guinan is out of town until the 9th - 13th.

OTHER BUSINESS:

On a motion by Pat Coleman, seconded by Keith Parris, the July 20 meeting minutes were approved.

On a motion by Keith Parris, seconded by Pat Coleman, the meeting was adjourned approximately 7:25 pm.