

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
September 20, 2022 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on September 20, 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: Keith Parris, Matthew Matteson, Patrick Coleman, Tim Norman, Andrew Phillips

Guests:

Absent: Mike Guinan, town board member

Keith Parris called the meeting to order at 6:32 pm and explained the role of the conservation board to the guests.

VALVOLINE- 7503 Co Rd 42

26-SP-2022

The applicant is requesting approval to demolish the building (formerly Denny's Restaurant) and build a 2,080 sf Valvoline Instant Oil Change.

It was reiterated that a project can be reviewed without the applicant present. Chairman Parris opened for questions from the board regarding the application. Mr. Matteson was hoping to get input from the applicant, he stated since its already paved and just changing out buildings he did not see anything that stood out. Chairman Parris stated he had 2 questions the first being that the application proposed that they were going to reduce the amount of runoff, he wanted more information on what they meant by that and how they intended to do this. The other thing Chairman Parris brought up was that the applicant was asking for a reduction in parking spaces. He wanted to know the justification behind this. Mr. Matteson stated he believed the 2 things Chairman Parris mentioned were related because he felt because of the type of business it is and the fact that customers sit in their car and go through creating a need for less parking spaces which in turn may create less paved portions resulting in less runoff (more actual ground to soak in the water) Mr. Matteson stated he would be okay with allowing the applicants to have fewer parking spaces and more grass (pervious surfaces). Mr. Norman stated he believed the new design was proposed to be 25% less impervious surfaces than the existing. Mr. Matteson stated that 25% less impervious surface would be a "win" for the Conservation Board. Chairman Parris asked if they were proposing to take up some of the asphalt, stating he was unsure if that was something he missed in the application. Mr. Matteson stated that was his assumption with the applicant asking for less parking spaces. Chairman Parris stated that the assumption made sense, but he didn't want to take it for granted because it wasn't spelled out in the application that that was what they planned to do. Mr. Phillips asked if the applicant was asking for approval of the building or just demolishing the current building. Chairman Parris stated he believed they were looking for a bit of both. Mr. Phillips asked if the board believed that the applicant would be back once they started Phase 2 new construction. Chairman Parris stated that they were going before the Planning Board on the October 22nd. Mr. Matteson stated that per the meeting agenda the applicant was just looking to demolish the building, he did say that the agenda also said build the

new oil change. Mr. Phillips stated that it may be beneficial to look at the site if time allowed and do a site walk. Chairman Parris and Mr. Coleman stated that reading the letter of intent a lot of the information was included there, the proposed number of parking spaces (11 including one ADA space) reducing the impervious area by 25%. Mr. Coleman stated that it looked like the retention pond would stay where it currently is. Chairman Parris stated that if they were reducing the impervious space that would have less of an environmental impact. Mr. Matteson stated he didn't see anything that had the new proposed space overlaying the old space, which he would like to see because he believed it would be beneficial to see that the applicant was proposing to change on site. Mr. Norman stated if you look at the site plan provided (pages 2 and 3) he believed this was showing the existing and the proposed plans. Mr. Matteson stated that page 2 was the proposed building. Mr. Norman stated he was looking at page 3 thinking it was the existing building (Denny's) Mr. Matteson stated on page 3 the demolition key notes stated what was to remain existing and what was to be removed. Mr. Phillips stated the key was not exactly straight forward. Mr. Coleman stated that page 5, he believed had a little clearer outline of what will be replacing the footprint. Mr. Matteson stated if the pictures were to the same scale, it looked as though the new proposal is a smaller footprint. Mr. Phillips stated he would like to see at least one of the applicants call in, he I unsure if they are local. Chairman Parris stated that APD was located on Fishers Road. Mr. Matteson stated his comment would be that the board would like to have a chance to discuss with the engineer the plans in general, to have a chance to ask some specific questions. Mr. Matteson also stated that he personally would like to see an overlay of what is currently there and what the applicant is proposing for the new site. Mr. Matteson also stated he would support less parking spaces with more grass (pervious surfaces) Chairman Parris added to Mr. Matteson's statement saying that even though it may be obvious that the reduction in parking spaces would increase pervious space, he wants to make sure that what the board agrees to is something they can stand behind going forward, making a note that adding pervious space would reduce run off and be a better impact to the environment. Mr. Phillips stated the same, that he would be in support of the overall (less footprint more "greenspace") stating that he is also interested in seeing a bottom-line narrative of what has changed and what will remain the same as well as what kind of trees if any they are planting, landscaping plan. Chairman Parris said he ready that they would be removing some invasive species and replace them. (Not specific to what the applicant would be replacing them with) Mr. Phillips would also like to know what the control plan is for fluid and oils from the vehicles (spillage, etc.) Chairman Parris stated that if you look at drawing 7.2 it starts talking about some of the construction, he did state it wasn't very clear, but there was some detail on operations. Chairman Parris agreed that it would be beneficial to speak with the applicant to get answers to some of the questions the board has asked.

OTHER BUSINESS:

- On a motion made by Matt Matteson and seconded by Patrick Coleman the July 19, 2022, minutes were APPROVED. (With the correction of the spelling on Patrick Coleman's last name in one area)
- The Victor Voice newsletter was mentioned. It was stated that the Conservation Board would submit an article for the Winter newsletter.

On a motion by Pat Coleman, seconded by Tim Norman the meeting was adjourned at approximately 7:03 pm.