

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
October 4, 2022 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on September 20, 2022, at 6:30pm in the Veteran's Room 85 East Main Street, Victor, Ny 14564, with the following members present:

The YouTube link to access the meeting is: <https://www.youtube.com/c/townofvictornewyork>

ATTENDING: Keith Parris, Patrick Coleman Matthew Matteson, Tim Norman

GUESTS: Skye Hansen (Valvoline)

ABSENT: Andrew Phillips, 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.

Skye Hansen introduced herself. Chairman Parris stated that the board had initially reviewed the application last meeting but did have a few questions stating that the board was happy to have her present to clear everything up. Ms. Hansen stated she believed the Board had 4 questions, the first being the reduction in parking and the impervious area, she displayed an exhibit showing the overlay of what is currently present on site (the site being heavily paved, 75% paved) she stated their intend was to reduce the paved area by 20% adding in extra lawn areas, reducing impervious surfaces causing the reduction in parking. She stated that with the Valvoline business the customers do not get out of their car and stated that the Planning Board had recommended early on that the reduction in parking would be okay and would be highly recommended. Parking will mainly be reserved for employees. There will be 3 service bays, in and out. 2,000 SF building. The applicant's intent is to tear the existing building down and the new building will be almost half of the existing building, further reducing impervious surfaces. Mr. Coleman stated that the project was creating a smaller footprint meaning that less parking would be required. Ms. Hansen stated that that was correct, it would be a drive in, drive out site parking would only be for employees. The board asked if the applicant intended to remove all current pavement and re-pave. Ms. Hansen stated that that was correct, she showed on the picture where the pavement would be located stating that the look would be clean, reducing the curb in certain areas. Chairman Parris asked if they would be scraping the entire surface and re-doing it. Ms. Hansen stated yes, they would be doing this up until the access drive. The board asked if the additional existing pavement would be replaced with grass. Ms. Hansen stated yes, also pointing out the landscape plan of the project, stating that the landscape architect went out and reviewed all the trees, stating that there are current trees that aren't doing well, which are proposed to be removed and replaced, as well as some invasive species that would be removed and replaced with healthy lawn. Ms. Hansen stated that the landscape architect would choose what trees would be replanted, stating that she reviews each municipality and reviews what is in the area and will select trees and species based

on this. Ms. Hansen also stated that a spill prevention plan was provided to the board, stating she believed that could answer any questions the board may have had about spillage. The board stated that the new presentation overlays the existing with the proposed site was extremely helpful. Chairman Parris stated that it was helpful that it was explained that the whole building would be torn down. Ms. Hansen stated that she also had some drainage calculations stating that she believed the board had some questions on that. She explained that the numbers show a decrease in run off. She also explained that they did not intend to change anything, they planned to keep the current retention pond (although she did believe that Delta Sonic may be making changes to that) but since the plan was to reduce the runoff and reducing impervious surfaces it would not create any impact on the existing drainage. The board how long the process was intended to take, which Ms. Hansen stated depending on Planning Board approval and no work was planned to take place during the winter months. Ms. Hansen made sure the board had a copy of their landscape plan for the board to review. The board stated that the Town of Victor does review the species planted and to make sure that the plant manual was adhered to. The Board had no further comments, and everything from the previous meeting had been addressed. They support the project.

**ROYAL CAR WASH** 607-609 Rowley Road

27-SP-2022

Applicant is requesting approval to construct a 3rd stacking lane with a pay island, 15 additional vacuum stalls and 5 employee parking stalls.

Chairman Parris stated he didn't believe this was a new application and that the project had been before The Conservation Board before. He asked if this was an addendum to the previous application or a new request. The other board members stated they believed the intent was to add a third lane and some additional employee parking spaces. Ms. Mandrino read the agenda stating that the applicant was requesting approval to construct a 3rd stacking lane with a pay island, 15 additional vacuum stalls and 5 employee parking stalls. Chairman Parris questioned if they had come before the board previously for an expansion, stating he was unsure if this request was different from the previous request. The board stated that they believed this was a new request. According to the map it looks as though the third lane would tuck right along the existing lane and the barrier seen on the site map would be the extra stalls and parking spots. Chairman Parris stated that it looked like the applicants wanted to make some changes to their current vacuum stalls and modifying or relocating some of the signage for a better flow. Chairman Parris stated he believed they would remove or relocate some of the existing vacuum stalls, and with the signs, the "no entrance" and "exit" they would be moving the circle a bit. Chairman Parris also stated he believed the handicapped parking spots were new. The board stated they didn't really have any concerns with any of the proposal stating that it wasn't terribly designed at all. Chairman Parris stated that he believed they had inquired the land that would be used for the expansion previously. He stated that they would be using some of that land as it is. The board asked if there was anything located near by that would cause issues, water, or creeks. Chairman Parris stated he didn't believe so because they have a good runoff catch on the corner of their street and 96. \*inaudible\* Chairman Parris stated he believed the applicants would be adding in some new trees in between the parking lot and 96 stating that aesthetically it would look more organized and cleaner than what's currently there. The board stated that as long as all trees selected were pulled

form the native plant manual taking into consideration the business of 96 and all the junk and slat that can collect there. Chairman Parris believed that there were currently shrubs there that seemed to be healthy and doing well. The board stated that it looked like per the applicant's landscape maps the names of the species they would be planting we on the plan. Holly, spiraea, etc. The board recommends using the native plant manual too make sure species selected can withstand the environmental conditions in the area. The board had no further comments on the project and supports the proposal.

OTHER BUSINESS:

- On a motion made by Patrick Coleman and seconded by Matt Matteson the September 28, 2022, minutes were APPROVED.
- The Victor Voice article has been submitted.
- The Board asked about the Town Board representative.

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