

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
February 5, 2019**

A regular meeting of the Town of Victor Conservation Board was held on February 5, 2019 at 6:30 PM at the Victor Town Hall, 85 East Main Street, Victor, New York, with the following members present:

ATTENDING: Matthew Matteson, Chair; Andrew Phillips, Vice Chair; Joe Limbeck; Keith Parris;

OTHERS: Ed Kahovec, Town Board liaison; Andrew Torpey; Richard Tiede; Jeff Morrell

PROJECTS TO BE REVIEWED:

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| <p>1. TORPEY SUBDIVISION
7980 CR 41
SBL # 26.00-1-47.200
Owner – Log & Timber Structures, LLC
Applicant is requesting approval to subdivide 19.13 acres into 5 single family building lots. The applicant has a single family home under construction at this site on lot 1 and is now requesting to subdivide 4 additional single family lots for a total of 5 sites. This will be the final step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete July 10, 2018 and the Preliminary Subdivision was approved on November 27, 2018.</p> | <p>1-FS-2019
Zoned – Residential
Acres – 19.13</p> |
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Andrew Torpey attended the meeting with the Conservation Board.

The final plan is acceptable as-is. The Lot 5 Conservation Easement area is to be a Site Specific Conservation Easement with twice a year mowing acceptable. This will also include planting and maintenance of native plantings.

There are to be no motorized vehicles on Lot 5, however, mowing twice a year is acceptable. Foot paths that can also be maintained.

Although the Conservation Easement on Lot #5 states that there is to be no cultivation of or harvesting of plants and there is to be no livestock, the Conservation Board will hear the plans of any future owner who may want to have a limited garden or horses on the property.

2. PIPER MEADOWS SUBDIVISION

1-PS-2019

860 High Street & 870 High St

Zoned Residential 1 w/C overlay

Owner – 860 Andrew Glasgow (20.40 acres) & 870 Glenn Piper (20.6 acres)

Applicant is requesting approval for a 41 lot subdivision on 41.09 acres. The project is comprised of 2 adjacent parcels approximately 20 acres each and will consist of 2 existing single family homes and 39 additional lots. Section 1 will consist of 21 single family homes and Section 2 will consist of 20 townhouse lots (ten 2-unit bldgs). This will be the second step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete October 23, 2018.

Jeff Morrell and Richard Tiede were at the meeting for discussions with the Board.

The Conservation Board thought the subdivision plan went well with the existing lay of the land. They were also happy with the swale behind the houses on the north side of the property that bordered on the Schond property and thought it was a good solution to the lawn runoff water.

The Board requests that limits of disturbance be marked on the site plan and at the site itself. Conservation Easement Markers can be marked on natural objects such as boulders or stakes next to trees.

OPEN ACTION ITEMS:

The Board decided that they would not prepare an article for the 2019 Spring/Summer issue of the Victor Voice Newsletter.

APPROVAL OF THE MINUTES:

On a motion by Keith Parris, seconded by Joe Limbeck, the following resolution was

ADOPTED - AYES: 4 NAYS: 0

RESOLVED, that the minutes of January 15, 2019 be approved.

On a motion by Joe Limbeck, seconded by Andrew Phillips and by unanimous decision the meeting was adjourned at 7:30 PM