

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
August 20, 2019**

A regular meeting of the Town of Victor Conservation Board was held on August 20, 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; Patrick Coleman; Jeff Morrell, 1501 Pittsford-Victor Road; Rich Tiede, Marathon Engineering

PROJECTS TO BE REVIEWED:

PIPER MEADOWS SUBDIVISION FINAL (S&J Morrell)
860 High Street

002-FS-2019

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 last step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete October 23, 2018.

Original comments from the August 20, 2019 Conservation Board meeting

Jeff Morrell & Rich Tiede from Marathon Engineering were at the meeting for discussions with the Board.

The only major adjustment was walking trail and the location of this. It now ties into where the DPW access road for the ponds/wetland area.

Construction won't start until next year; possibly the road in July, then construction of the model. They will be cleaning up the house that comes with the property and sell it as a stand-alone.

Mr. Limbeck mentioned the original comment of natural markers and the need for boundary. These must be placed per code. Conservation board reinforced need to mark easements clearly. Mr. Morrell mentioned he has homeowners sign off on these disclosure requirements.

Discussion over marking areas of disturbance. Conservation board pointed out the three areas of concern from the neighbors who spoke on project – a lot of clay soil, ash tree root systems rotting and not holding the hill anymore and swale behind the houses on the north side of property.

What specific easements are on this sub-division? At least 50% of land will be on conservation easement. Jeff Morrell wants a site specific easement – no touch except to maintain current trails. There is a great trail network that the Glasgow's had put into place. Morrell would not create any trails; they are all fully established. Conservation board is okay with this plan; trail maintenance is allowed. Aside from that, no motorized vehicles, including recreational vehicles, dirt bikes, quads, etc. If Town

takes trails in dedication, then Town will maintain. Or, town home HOA would maintain. Town home HOA's are more stringent. Is there a different easement around ponds? Right now it is covered under general conservation easement.

Other business:

On a motion by Pat Coleman and seconded by Joe Limbeck.

AYES: 5 NAYS: 0

RESOLVED, that the minutes of August 6, 2019 be approved.

The group reviewed their mandatory training (4 hours annually).

Dorchester Park site walk will be planned in a couple weeks.

Andrew Phillips attended the planning board meeting to give conservation board report on Dorchester.

On a motion by Pat Coleman and seconded by Joe Limbeck the August 20 conservation board meeting was adjourned.