

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
September 17, 2019 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on September 17, 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; Keith Parris; Patrick Coleman; Joe Limbeck

Guests: Ruth Perkins, Peter Ciancaglini, 6585 Bradhurst Street; Curt Signorino, 6586 Bradhurst Street; Donna Clements; Rick Kartes

Chairman called the meeting to order at 6:31pm.

PROJECTS TO BE REVIEWED:

- Lot 3 Meadowview, 6952 Timberstone, Rick Kartes, builder

Mr. Kartes explained the situation. The conservation easement goes around the whole property. This is a very wide house. McMahon LaRue staked the house, but the conservation easement was never staked. The driveway was shifted seven feet for the homeowner to accommodate for the slope. This went into conservation seven feet and it wasn't notice until it was resurveyed.

Mr. Kartes proposed moving the conservation easement to the back and adding five additional square feet; bringing the back conservation easement in and squaring it off. The board discussed where the grading occurred. It's untouched now. The conservation board said to ensure the new portion of easement is the same type as the current easement. McMahon LaRue will do another description on it and show it on the instrument survey map.

Mr. Limbeck suggested checking in with the Planning Board to make sure the proper procedures are followed.

The conservation board had no issues with this.

- Dorchester Park easement site walk

On the site walk, Mr. Matteson reviewed easement two (no touch) and Mr. Phillips reviewed easement one.

Mr. Matteson showed drawings he prepared of where the easements are supposed to be and summarized the site walk.

6585 (Perkins/Ciancaglini) - Easement is just outside the corner of the deck.

6587 – Easement cuts directly across a pretty good size hill. Residents are currently mowing the entire hill. This backs up to the Auburn Trail.

Note: The development was partially completed by RSM, partially completed by Ryan Homes. Ryan complied with the more current system of posting the easements. None of the RSM homes had markers.

Mr. Signorino commented on the very odd angles of the easement lines and how they cut across the yards.

6589 (Qian) and 6593 (Amadio) – No apparent issues observed.

6595 (Diduro) - Mowing well into the easement and horseshoe pits.

6597, 6599 – No apparent issues. In compliance.

6601 (Bailey) – He is mowing and wants to be able to continue to mow. He would like to replace a maple that came down.

Most are looking for a less restrictive easement.

Andrew Phillips – Easement 1

6586 (Signorino) – Has pool, everything behind is in the easement.

Mr. Signorino thinks the odd shape is because different lots were created at different times and by the two different builders. Discussed the assumption that as long as you didn't build on the easement, it was ok. Builders cleared and seeded, which gives impression to homeowner of large lawn.

Ms. Donna Clements gave her background as a conservation board member and civil engineer. She was able to provide history on the Town's conservation easements. Started with only one kind – most restrictive. Then the three levels were developed. Conservation easements were originally used to protect sensitive environmental areas.

She commented that no one mentioned the wetlands. The conservation easements should be marked before building occurs. Builders don't always think about the homeowner's property before building the home. The easements started as a way of providing open space. That was the only tool at that time. Before building look at site, look at environmental assets and build around them. Project should fit the site.

Mr. Limbeck stated that everyone understands what the issues are, but where do we go from here? Suggested an overlay map so the board can see what's there currently and what is proposed. This would give the board something to actually act on, to move forward with. Something has to be in front of the town board; very specific and detailed. Conservation can

comment on pros and cons, then to the planning board for comment, then to town board. Mr. Limbeck assured the homeowners he is sympathetic to the situation.

Mr. Signorino said he is trying to find a way of having some equity or logic across the development. To retain property value while being good stewards of that property and nature. Mowing is what the residents really want. If that part was allowed there would be no need to change the easements.

He suggests grandfathering in the permitted shed and pre-mowed space. He feels this would address most if not all of the main concerns.

Looking for next steps. Less restrictive easement, that allows for mowing. And, 6585 Bradhurst (Ruth and Peter) would then come to board for their own situation. He would also like to know rationale for changes/or lack of changes.

Mr. Matteson commented just refiling the easement, making it less restrictive to allow for some mowing then there is no cost associated with changing the easement lines.

Mr. Parris said there are two situations, one that speaks to the whole easement and another that speaks to homeowners' properties specifically. The others would "like" changes; they are not as impacted as the homeowners in attendance. Changes need to be fair to all concerned and practical in how we move forward with the precedence that might be being set.

ACTION ITEM: Mr. Matteson will contact the other boards and the town attorney to determine next step.

APPROVAL OF THE MINUTES:

On a motion by Keith Parris, seconded by Pat Coleman, the August 20, 2019 and September 3, 2019 minutes were unanimously approved.

OTHER BUSINESS:

Please review letter from Sean McAdoo to Mr. Steve Robb.

Mandatory training due October 9.

On a motion by Pat Coleman, seconded by Keith Parris, and by unanimous decision the meeting was adjourned at 7:35 pm.