

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
October 1, 2019 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on October 1, 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; Andrew Phillips, Vice Chair; Dave Condon, Town Board

ABSENT: Joe Limbeck

Chairman Matteson called the meeting to order at 6:40pm.

On the agenda for October 15 is review of Victor Chrysler Dodge Jeep Ram and The Village East Apartments. Also a resident on Erica Trail is attending to discuss her conservation easement and Willow Rise Apartments.

PROJECTS TO BE DISCUSSED:

- Dorchester Park easement site walk

For those not in attendance at the last meeting, Chairman Matteson reported that Donna Clements, former CB chair, was at the meeting. She gave background on the origin of the Dorchester Park easements. The lines, which were once straighter, have been adjusted since homeowners are there.

It was noted from the site walk that all the pins couldn't be located because there were two different developers; one put the pins and posts, the other didn't. Therefore some homeowners may have gotten the correct information regarding easements and others not. Also, some residents are original and others who are newer just maintained their lot as it was.

The board had discussion of site specific easements and easement language. Are there setbacks for easements?

They also discussed 50% open space. Can there be an area swap on the same lot? Seems it would be very difficult on this lot. If the same developer is working on next phase, perhaps we can discuss swapping easements on the next phase.

Chairman Matteson reminded the board that town attorney, Frank Pavia said the easement that was provided by the homeowners would have to be rewritten (to be legal).

The board wants to help homeowners through the process, but does not want to set a precedent to where board is changing easement language.

Town must be very thoughtful, clear, and careful when easements are laid out. Make sure they are well marked and must be enforced.

Conservation Board recommendations:

- All easement lines should be surveyed and marked per current standards. Lines which are currently marked should be confirmed.
- All lots shall be compliant to the easements as written and approved with the exception of 6585 Bradhurst Street (to decrease the conservation easement area to allow for existing landscaping and to create a reasonable buffer between home and easement). Minimal line adjustment. The house is built right up against the easement. There doesn't seem to be thought as to the house size/placement and the easement. Most likely the lot was clear-cut and not just mowed. Landscaping, provided by the builder, was out of compliance already (before homeowner was there.)
- Educate developers on conservation easements
- Develop a public awareness method with regards to easements, ideas include:
 - o Victor voice article (reference previous article written on conservation easements).
 - o Increased presence on Town website
 - o Letter campaign to homeowners with existing easements
 - o Create sign to be posted at entrance to new developments designed to educate potential buyers on the easements within. Done uniformly, consistently.

This could be a recommendation from the building department (code enforcement) and then to the town board for approval.

Board agreed this would really help for the future.

ACTION:

- Conservation Board wants to understand the differences between the (5) different conservation easements currently in Dorchester Park. Will review prior to October 15th meeting

APPROVAL OF THE MINUTES:

On a motion by Pat Coleman, seconded by Keith Parris, the September 17, 2019 minutes were unanimously approved.

OTHER BUSINESS:

On a motion by Pat Coleman, seconded by Andrew Phillips, and by unanimous decision the meeting was adjourned at 7:30 pm.