

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
November 5, 2019 – 6:30 pm**

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

ATTENDING: Andrew Phillips, Vice Chair; Joe Limbeck; Keith Parris; Patrick Coleman; Dave Condon, Town Board member

ABSENT: Matthew Matteson

Vice Chairman Phillips called the meeting to order at 6:32pm.

HIGH POINT BUSINESS PARK BUILDING 300

Lot 4 High Point Drive

51-SP-19, 03-MS-19

Owner RainBros Associates LLC

Zoned - PDD

Applicant is requesting approval of a revised site plan for Lot 4, Building 300 for a proposed 4-story building with 150,000 sf of gross floor area. Applicant is requesting approval to combine two lots into one parcel. Tax map # 001.07-1-1.1 & # 001.07-1.3.1.

No representative from RainBros is present. Mr. Limbeck read the October 21 letter from BME, the applicant is requesting to go before the Planning Board on November 26 (Note: date change to December 3). Preliminary subdivision and site plan approval in 2005. Full SEQR completed.

Concerns (erosion, storm water run-off) were addressed in cover letter. No wetlands on the site that will be disturbed as part of project. And, because part of project was under the NYS Power Authority, they were able to require pretty stringent erosion control measures, including inspections.

Mr. Limbeck's only suggestion was to mark areas of disturbance on site. They are already marked on map.

Mr. Condon agreed that it is essential to mark areas of disturbance. This is also where issues arise with conservation easements.

The erosion control plan talks about having inspectors in once a week to monitor plan. If this is the case, they could watch limits of disturbance as well. Reference: drawing 6, note 5

No one on this board participated in site walks. This project has been in the works for 15 years.

Mr. Parris asked if there was a process in place for a final inspection to ensure developer has marked easements and homeowner is aware. Mr. Condon said it is the building department's responsibility to make sure the rules/regulations are followed.

Comments:

- Mark limits of disturbance on site (per the site plan)
- Erosion plan, which was an original concern, has been addressed.

- On drawing 6, note 5 it states the owner is responsible for weekly inspections. Perhaps this is also when it can be verified that a disturbance plan is marked.

OTHER BUSINESS:

Erica Trail easements: It appears by review of their easement, homeowner (Matthew Bowman) can plant trees in the hedgerow along the stone fence; along the dividing line that runs between the subdivision and the apartments, where the stone fence is on the back property line.

Mr. Limbeck explained to Mr. Condon what Matthew Bowman had discussed with them. There is a new developer on the project. The homeowner put a fence as far as they can go on their property, but that there's still a significant piece on the side and across the back where there is direct site lines right into their property. The conservation board suggested Mr. Bowman ask the developer to install the fencing.

Comment: Code enforcement to follow up with the Bowman's to discuss their easement.

- Approval of October 15 minutes

On a motion by Joe Limbeck, seconded by Keith Parris, and by unanimous decision the minutes from the October 15 meeting were approved.

Updates from the Town Board: Budget process went pretty well. Kudos to Barb Cole for her organization. Follow-up with resident concerns important as well as enforce easements; per the comprehensive plan, the 50% green space is to be maintained. The multiple use overlay for Eastview was voted on. Incentive zoning in place. There's an access management plan for the 96 corridor, master parks and rec plan. These will assist town boards for the future. Still waiting to hear about Washington's plan for the railroad. And the County for the roundabout.

On a motion by Joe Limbeck, seconded by Patrick Coleman, and by unanimous decision the meeting was adjourned approximately 7pm.

Information and plans available for review at the Planning & Building Office located at 85 East Main Street. All public are welcome to attend meetings. Written comments may be directed to planning@town-victor-ny.us or mail to Planning at 85 East Main St., Victor, NY 14564 prior to meeting. For additional information call 585-742-5040.