

**Annual Report of the Victor Conservation Board  
2015**

**Victor Town Code §15-4(7): Maintain accurate records of its meetings and actions and shall file an annual report with the Town Board on or before the 31<sup>st</sup> day of December each year. Once approved, the Town Board shall forward a copy of this report to the State Commissioner of Environmental Conservation.**

**New York State Department of Environmental Conservation  
625 Broadway  
Albany NY 12233-0001**

The Victor Conservation Board acts as the primary entity within the Town of Victor for comprehensive environmental planning and review. Conservation Board members provide services in their areas of environmental expertise. The Board provides thoughtful comments and guidance on all project applications.

**2015 FOCUS AREAS**

***Comprehensive Plan***

Once the Town has adopted the revised Comprehensive Plan, the Conservation Board will take an active involvement in review and implementation of the Comprehensive Plan revision and development of supporting codes and standards. The Comprehensive Plan was adopted August 24, 2015.

**OTHER ACTIVITIES**

- Newsletter Articles
- Attendance at conferences, trainings, in-house Conservation Board meeting Workshops
- Site Walks
- Attendance at meetings: Planning Board staff meetings, Pre-Application meetings, Town Board meetings, Zoning Board of Appeals Meetings/Planning Board meetings
- Research
- Document writing
- Communications with applicants/engineers/staff/NYSDEC/Army Corps/Ontario County/Town Engineer/Town Attorney/other appropriate sources
- Education of officials and residents

- Verifying sources

**The Conservation Board provides liaisons to the following Town Committees:**

- Parks and Recreation Advisory Committee

**DEVELOPMENT REVIEW**

The Conservation Board receives referrals primarily from the Planning Board. The Board reviewed the following applications. Review comments can be found on the Town of Victor web site ([www.townofvictoryny.org](http://www.townofvictoryny.org)) for each project.

Hidden Creek Subdivision / January 6 and February 3

County Road 9

Appl. No. 5-MS-14

Applicant is requesting to subdivide property into 3 single family residential building lots with a shared driveway.

Valentown Acres / January 20

Valentown Road

Appl. No. 6-MS-14

Applicant is requesting to subdivide 58.4 acres into (3) single family residential bldg lots.

Victor Chevrolet / January 20 and March 3

7200 Route 96

Appl. No. 45-SP-14

Applicant is requesting to construct a 34,600 sf building for sales, service, parts and office areas. Upon completion of new building, the existing building will be removed.

Jackson, Corey & Kailey – Home / March 17

629 Fox Hunt Drive

Appl. No. 4-SP-15

Applicant is requesting to construct a single family residence on the final lot in Wiley Estates.

Gullace Project / April 21

Located on County Rd 9

Appl. No. 18-SP-14

Applicant has submitted a revised Concept Plan for project. Applicant is requesting 17 single family lots in the Village of Victor and 71 for-sale townhomes in the Town of Victor on 22.1 acres.

Lehigh Crossing Lot #3 / April 21

7890 Lehigh Crossing

Appl. No. 1-FS-15 and Appl. No. 7-SP-15

Applicant is requesting to construct a 14,725 sf single story addition to existing bldg. on Lot R-3. Applicant also is requesting to combine Lots R-2 and R-3 to create a single lot AR-3 consisting of 8.265 acres (See 1-FS-15)

Lehigh Crossing Section 2 / May 5

Located off County Road #42 (Wangum Road)

Appl. No. 2-FS-15

Applicant is requesting final subdivision approval for Section 2 consisting of six lots on 28.4 acres.

Crown Castle-Winding Creek – Cell Tower / June 2

1067 Azzano Circle (Tuscany Hills Subdivision)

Appl. No. 9-SP-15

Crown Castle Communications is requesting to construct a 130 foot monopole tower and antennas within a +/- 10,000 square foot area within a +/- 3,600 square foot (60' x 60') fenced compound area. There will be a gated, gravel access road with a utility corridor within a 20 foot wide easement from a public road. Section 211-47 C(3) states a Special Use Permit is required for Communication Towers.

Victor Community Church / June 2

7500 State Route 251

Appl. No. 10-SP-15

Applicant is requesting to build a 6,000 square foot addition to the existing building. The gravel driveway is proposed to be expanded 42, 475 square feet.

Lehigh Crossing Lot #10 / June 2

781 Lehigh Crossing

Appl. No. 11-SP-15

Applicant is requesting to construct a +/- 15,000 square foot single story building with parking for 70 vehicles.

Fishers Ridge / June 16

St Route 96

Appl. No 21-SP-07

A Draft Environmental Impact Statement (DEIS) has been completed and accepted by the Town of Victor Planning Board as Lead Agency for the Fishers Ridge project proposed to be located on the north side of NYS Route 96, just west of Lane Road, in the Town of Victor. The project includes three phases of development. Seven separate out parcels, totaling 35,300 square feet are planned to be developed near the Route 96 frontage on the southern portion of the site.

Finger Lakes Coffee Roasters (Short EAF) / July 7

7330 St Route 251

Appl. No. 12-SP-15

Applicant is requesting Battle Construction to construct an 11,200 square foot addition to existing 8,400 square foot building.

Anthony's Apex Auto Inc. (Short EAF) / July 7

1296 East Victor Rd

Appl. No. 13-SP-15

Applicant is requesting to operate an office for internet car sales with a possible maximum of 10 vehicles being parked at this location.

Lehigh Crossing Lot # 12 (Comments – SEQR for project completed) / July 7

7871 Lehigh Crossing

Appl. No. 14-SP-15

Applicant is requesting to construct a 20,000 square foot flex space building.

Lehigh Crossing Lot # 11 (Comments – SEQR for project completed) / July 7

7881 Lehigh Crossing

Appl. No. 15-SP-15

Applicant is requesting to construct a 20,600 square foot single story building.

Bossert – Riding Area – (Short EAF) / July 21

1335 Strong Road

Appl. No. 18-SP-15

Applicant is requesting to construct an 8,400 square foot indoor stable/riding area.

J. G. Turner Lot # 3 Sibdivision (Short EAF) / July 21

1097 Cork Road

Appl. No. 1-MS-15

Applicant is requesting to subdivide Lot #3 consisting of 85.348 acres into two lots. Lot R-3A will consist of 23.825 acres and Lot R-3B will consist of 61.523 acres. The use of the property will not change and no construction or development is planned.

Dave Bailey / September 1

6601 Bradhurst Street

Mr. Bailey is requesting to plant a large maple tree on his property in the Dorchester Park Section 1 Conservation Easement. He will be at the meeting to discuss his request.

Auction Direct – (Short EAF) / September 15

6520 State Route 96

Appl. No. 23-SP-15

Applicant is requesting to relocate an existing 4 foot high decorative stockade fence.

Van Bortel - Addition (Short EAF) / September 15; December 1; December 15

6327 State Route 96

Appl. No. 25-SP-15

Applicant is requesting to construct a 6, 430 square foot single story addition.

Victor Self Storage East (Short EAF) / September 15

7607 Commons Boulevard

Appl. No. 26-SP-15

Applicant is requesting to develop a self-storage area by constructing ministorage units with 35,834SF, using 77,000SF for RV & boat storage, and relocating 1,305SF of an existing building.

D. Dardano - Addition – (Short EAF) / October 20

1353 School Road

Appl. No. 26-SP-15

Applicant is requesting to remove an existing deck in the back of the house and add on an approximately 240 square foot addition.

The Building department referred this application to the Planning Board due to the slope behind the house.

L3GCS Omnitech - (Short EAF) / October 20

7620 Omnitech Place

Appl. No. 30-SP-15

Applicant is requesting approval for an existing 8 foot chain link fenced in area, 100' x 107'. This is to create a temporary semi-secured area to be used to test satellite antennas for a Defense contract with Australia.

Mudcreek Farm – (Short EAF) / November 3

6870 Cherry Street

Appl. No. 32-SP-15

Applicant is requesting to construct a 20 foot by 30 foot timber frame barn for storage of agricultural equipment.

East Victor Road Subdivision – (Sketch Plan, no EAF yet) / November 3 and November 17

1397 Brace Road

Appl. No. -SK-15

Applicant is requesting to subdivide a 56 acre portion of the approximately 137.5 acre parcel into a 28 lot subdivision.

Wendy's Restaurant Subdivision - (Short EAF) / November 17

7473 State Route 96

Appl. No. 2-MS-15

Applicant is requesting to subdivide 5.63 acres into three lots which would include; Lot R-B3 where Wendy's Restaurant currently exists, 1.762 acres; Lot R-B1, 1.086 acres; Lot R-B2, 2.785 acres.

Tambe Electric – Parking Expansion / November 17

614 Fishers Run

Appl. No. 34-SP-15

Applicant is requesting to add seven additional parking spaces south of existing lot. Applicant is also requesting to add an access drive along south side of building and an executive parking lot with three spaces and a turnaround.

7200 Rawson Road – Fill (No EAF necessary at this point, comments only) / December 1

7200 Rawson Road

Appl. No. 37-SP-15

Applicant is requesting the placement of fill material in an area approximately 200' x 200' which is less than one acre.

Drumlins Section 3, Phase 3

Wellington Drive

Appl. No. 3-FS-15

Applicant is submitting final subdivision plans for the remaining 20 townhouse lots within Section 3, Phase 3. The overall area is +/- 6.2 acres.

Respectfully submitted by Donna Clements, Chair Victor Conservation Board