

**Annual Report of the Victor Conservation Board
2020**

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 31st 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 project applications.

2020 FOCUS AREAS

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 as required by agenda or request: Planning Board meetings; Pre-Application meetings; Town Board meetings; Zoning Board of Appeals Meetings; project reviews and workshops
- 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

DEVELOPMENT REVIEW

The Conservation Board receives referrals primarily from the Planning Board. The Board reviewed the following applications.

1. SCOUT RESERVE – LOT #2 SUBDIVISION / January 7 & 21 3-PS-19
6773 Aldridge Road, Zoned – Residential 2 w/C overlay
Owner – DeHollander Design, Inc.
Applicant is requesting approval for five new home sites on lot sizes ranging from .57 acres to 7.9 acres and a single unapproved lot approximately 10.29 acres. The property will be accessed via a private roadway from Aldridge Road. Full environmental assessment completed.

2. SCOUT PATH / February 18 & March 3 001-SK-2020
Aldridge Road
Owner – Jacob Clintsman, 6836 Aldridge Road, Victor
Proposed development of a vacant 8.77 ac parcel located on the north side of Aldridge Road approximately 1,800 lf west of the Aldridge and County Road 9 intersection. Five homes sites ranging in size from .8 to approximately 5 acres.

3. ANDERSON SUBDIVISION / February 18 & March 3 002-SK-2020
1025 Strong Road
Owner – Woodstone Custom Homes, Inc., 15 Fishers Road, Pittsford
Applicant is requesting to create a clustered subdivision consisting of 53 single family homes on 162+ acres. The applicant is also requesting input for an incentive zoning consideration that will be made to the Town Board for an additional 35 lots for this project.

4. WILLOW RISE TOWNHOMES / April 21 003-SK-2020
McMahon Road
Owner – Bella Estates LLC
Applicant is requesting to create a 45 residential townhomes on approximately 6.4 acres. Access drive known as Banjo Run is accessed from Erica Trail located in Ballerina Subdivision.

5. VASTA SITE PLAN / April 21 005-SP-2020
681 Phillips Road
Owner – Della Buscemi
Applicant (MTM Automotive) is requesting approval to construct a 60'x100' pole barn for clients auto towing & shop, as well as expanded parking facilities.

6. BLUMONT RISE SUBDIVISION – April 21 001-FS-2020
Co Rd 41
Owner – Blumont Stables LLC

Applicant (Woodstone Custom Homes) is requesting approval to create 35 single-family home lots on 33.2 acres with additional 74.8 acres being subject to a Development Restriction Easement for a total of 108 acres.

7. DORCHESTER PARK SECTION 2, PHASE 2 / May 5 002-FS-2020
Bradhurst Street
Owner: Dorchester Park LLC, 197 West Main Street, Victor
Applicant is requesting approval of Phase 2, which includes a 36.104 acre portion of the overall 166 acre residential subdivision, which will be subdivide to create 17 proposed building lots. Revised final subdivision approval was received on August 30, 2012.

8. WILLOW RISE TOWNHOMES / May 5 003-SK-2020
McMahon Road
Owner – Bella Estates LLC
Applicant is requesting to create a 45 residential townhomes on approximately 6.4 acres. Access drive known as Banjo Run is accessed from Erica Trail located in Ballerina Subdivision.

9. VASTA SITE PLAN / May 5 005-SP-2020
681 Phillips Road
Owner – Della Buscemi
Applicant (MTM Automotive) is requesting approval to construct a 60'x100' pole barn for clients auto towing & shop, as well as expanded parking facilities.
Any further discussion after review of CB comments
Discuss site walk and complete SEAF parts 2 & 3

10. POOLER PARK ADDITION / May 19 004-SP-2020
749 Phillips Road
Owner – Pooler Park LLC
Applicant is requesting approval to construct a 1,456 square foot addition to an existing building for storage of small equipment.

11. BELL ATLANTIC d/b/a VERIZON / May 19 002-SP-2020
(Victor High School Micro Cell)
ROW 946 High Street
Owner – RG and E
Applicant is requesting approval to construct and operate a wireless communications facility on a replacement utility pole on property located in/near right-of-way in front of 946 High Street. It would consist of replacing a 38.5' high utility pole owned by RG&E and attaching an antenna and related equipment on the new pole.

12. DION FENCE / May 19 07-SP-2020
342 Fishers Road
Owner – Tim Dion

Applicant is requesting approval to replace an existing fence and to construct a 5' wooden fence. It is in the LDD.

13. PEARSON ACCESSORY STRUCTURE / May 19 008-SP-2020
788 Old Dutch Road
Owner – Benjamin Pearson
Applicant is requesting approval to construct a 40' x 20' accessory structure to store tooling and maintenance equipment for CNC machine.

14. BLUMONT RISE SUBDIVISION / June 2 and 16 001-FS-2020
Co Rd 41
Owner – Blumont Stables LLC
Applicant (Woodstone Custom Homes) received approval to create 35 single-family home lots on 33.2 acres with additional 74.8 acres being subject to a Development Restriction Easement for a total of 108 acres from the Planning Board on April 28, 2020. They are coming to Conservation Board to discuss the easement language CE-B.

15. IVEY SHED / June 2 09-SP-2020
295 Log Cabin Road Zoned – LDD
Owner – Gerald & Rebecca Ivey
Applicant is requesting approval to construct an 8' x 14' lofted shed with wood siding and a metal roof. This parcel is located in the Limited Development District.

16. KOCHER 3 CAR GARAGE / June 16 11-SP-2020
1000 Oak Ridge Dr.
Owner – Paul Kocher
Applicant is requesting approval to construct a 28' x 40' two story gambrel roof style garage for lawn equipment, wood working tools and storage.

17. PERINE GARAGE ADDITION / June 16 12-SP-2020
1000 Oak Ridge Dr.
Owner – Margo Lee Perine
Applicant is requesting approval to construct a 700 sf two-car garage onto an existing barn for storage.

18. CULLEN GARAGE ADDITION / July 7 14-SP-2020
7758 Co. Rd. 42
Lucas and Jodi Cullen are requesting approval to remove a portion of existing garage and construct new 2400 sf garage addition.

19. FRED ELLIOTT BARN / July 7
6415 Bortle Road
Requesting modification to existing conservation easement for construction of 60 x 40 barn.

20. WILLOWRISE TOWNHOUSE PRE/FINAL / July 21
 McMahan Road
 Applicant is requesting to create 45 residential townhomes on approx. 6.4 acres. Access drive known as Banjo Run is accessed from Erica Trail located in Ballerina Subdivision.
21. Victor Chrysler Dodge Parking and Sign / August 4
 6484 State Route 96
 Applicant is requesting to temporarily park vehicles behind the 80 foot setback area at property 6484 State Route 96. Also requesting approval for a 4x8 sign at the property during the detour of State Route 96 in relation to the Lynaugh Road roundabout.
22. Canning Parkway Pavement and Parking Expansion / August 4
 820 Canning Parkway
 Applicant is requesting approval to construct 6,560 sf of additional pavement that will include (7) additional parking spaces. Applicant is also proposing to relocate a dumpster enclosure. Applicant received approval for the 10,000 sf building addition on April 5, 1994.
23. St. Patrick's Cemetery Driveway Improvement / August 4
 225 High Street
 Applicant is requesting to expand and improve 14,800 sf of current and new roadways within the cemetery.
24. MINNS ACCESSORY STRUCTURE / September 1 20-SP-2020
 7873 Hidden Oaks Zoned – Limited Development District
 Owner – Wayne Minns
 Applicant is requesting approval to construct a 1,200 sq. ft. barn with a 275 sq. ft. loft and a 110 sq. ft. porch.
25. HEPT BARN PROJECT / September 1 21-SP-2020
 6755 Gillis Road
 Owner – Scott Hept/Accurate Acoustical Inc.
 Applicant is requesting approval to construct a 1,860 sq. ft. pole barn and garage for personal use.
26. ENALAS POLE BARN / September 15 22-SP-2020
 788 Old Dutch Road
 Owner – Fulcrom Holdings, LLC
 Applicant is requesting approval to construct a 8,700 sf addition to an existing facility with parking area and driveway entrance from Holland Crescent Road.
27. ANDERSON PRELIMINARY SUBDIVISION / September 15 02-PS-2020
 1025 Strong Road
 Owner – Woodstone Custom Homes
 Applicant is requesting approval to create a clustered subdivision consisting of 53 single family homes on 162 acres. This is the second step of a major subdivision.

28. ANDERSON FINAL SUBDIVISION, PHASE 1 / September 15 04-FS-2020
 1025 Strong Road
 Owner – Woodstone Custom Homes
 Applicant is requesting approval of Phase 1, which includes a portion of the overall 162 acre clustered subdivision, which will create 5 estate lots off the east side of Strong Road and will include 1 flag lot for the existing Anderson house. This is the third step of a major subdivision.
29. ROYAL CAR WASH SITE MODIFICATION / September 15 23-SP-2020
 607-609 Rowley Road
 Owner – Royal Wash LLC
 Applicant is requesting approval to construct a 3rd stacking lane with a pay island, 15 additional vacuum stalls and 5 employee stalls.
30. SCOUT RESERVE – LOT #2 SUBDIVISION / October 6 05-FS-2020
 6771 Aldridge Road
 Owner – DeHollander Design, Inc.
 Applicant is requesting approval for five new home sites on lot sizes ranging from .57 acres to 7.9 acres and a single unapproved lot approximately 10.29 acres. The property will be accessed via a private roadway from Aldridge Road.
31. BOWKER ACCESSORY STRUCTURE / October 6 24-SP-2020
 423 County Road 9
 Owner – Daryl Bowker
 Applicant is requesting approval to construct a 26x26x12' post framed garage addition on the south side of existing detached garage.
32. VICTOR CHRYSLER DODGE JEEP AND RAM / October 6 26-SP-2020
 6484 St Rt 96
 Owner: Victor East Holding Co LLC
 Applicant is requesting approval to build a 25,800 sf Jeep dealership with associated parking, automotive repair and required utilities.
33. ANDERSON PRELIMINARY SUBDIVISION / October 20 02-PS-2020
 1025 Strong Road
 Owner – Woodstone Custom Homes
 Applicant is requesting approval to create a clustered subdivision consisting of 53 single family homes on 162 acres.

Conservation board providing feedback on Comment #30 in the Labella review on the proposed grading for the subdivision, specifically the 1 on 1 bank within the rear yards of Lots 205 and 206.

34. WEISMAN POOL AND SHED / November 3 27-SP-2020
8060 Barony Woods Zoned – Limited Development District
Owner – Lindsay Weisman
Applicant is requesting approval to build a 20' x40' in ground pool and a 12' x 16' shed. The parcel is located in the Limited Development District.
35. TOVSTUKHA ADDITION / November 17 31-SP-2020
1135 Willis Hill Road
Owner – Andrey Tovstukha
Applicant is requesting approval to construct a garage and residential addition to an existing single family residence to be used as a second dwelling unit for family or blood relative only. Also including the construction of an on-site wastewater septic system.
36. ENGBRECT SUBDIVISION / November 17, December 15 Major
7980 Main Street Fishers
Owner – Jeffrey Engebrecht
Application to planning board requesting acknowledgement of a complete application to subdivide Lot 2 of the Smith Subdivision into two lots. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting. Applicant is meeting with conservation board to discuss the term conservation easement.

Respectfully submitted by Matthew Matteson, Chair Victor Conservation Board