

Annual Report of the Victor Conservation Board
2021

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.

2021 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. O'NEIL SUBDIVISION / January 5
7874 County Road 41
Owner – William and Victoria O'Neil
Applicant is before the planning board requesting acknowledgement of a complete application for a 5-lot major subdivision on 76.4 acres located on County Road #41 and Strong Road. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.

2. OTT MINOR SUBDIVISION / January 5
1086 Strong Road
Owner – Trust, the Ott Irrevocable Survivors
Applicant is before the planning board requesting to subdivide the parcel into 3 lots with one lot comprised of land on the west side of Strong Road and the land on the east side of Strong Road will be divided into two lots. 04-MS-2020

3. VICTOR HILLS GOLF CLUB CONVEYANCE PLAN / January 5
1397 Brace Road
Tax Map # 28.04-1-56.111
Owner – Five J Enterprises LLC
Applicant is requesting to subdivide 3.09 acres from a parent parcel of 123 acres. 06-SK-2020

4. ENGEBRECT SUBDIVISION / January 19
Owner – Jeffrey Engebrecht
7980 Main Street Fishers
Conservation Board to review preliminary plan and final plan. 04-SK-2020

5. HEYNEMAN SOLAR ARRAY / February 2
3 Fishers Hilltop Drive
Owner – David Heyneman
Tax # 5.02-2-22.000
Applicant is requesting approval to install a 10-kw ground-mounted solar array. 01-SP-2021

6. THE FAIRWAYS PHASE III FINAL / February 2
FAIRVIEW POND LLC
Request for Final Site Plan approval for the last phase of the Fairways project. 02-SP-2021

7. Site walk, THE FAIRWAYS PHASE III FINAL / February 13 02-SP-2021

8. WILLIS HILL ESTATES, PHASE 2 / March 2 06-FS-2021
 1025 Strong Road
 Owner – Woodstone Custom Homes
 Applicant is requesting approval to create 23 lots, including 1 flag lot, on the east side of Willis Hill Road as a cluster subdivision using Town Law 278. The phase will include approximately 32 acres of conservation easement in addition to the 49 acres created in Phase 1. This is the third step of a major subdivision.

9. O'NEIL SUBDIVISION / March 2 02-PS-2021, 05-FS-2021
 7874 County Road 41
 Owner – William and Victoria O'Neil
 Applicant is requesting for a 7-lot major subdivision on 76.4 acres located on County Road #41 and Strong Road. Six lots will be created for a new single-family home. The existing home will remain on lot 7. This will be the second and third step in a 3-step process for a major subdivision. The Sketch Plan was acknowledged complete December 15, 2020.

10. Engebrecht, 7980 Main Street, Fishers – Open space conservation easement language review
 Conservation Board asked to look into this homeowner inquiry to see whether or not it is an issue and if so, is there a practical solution.

11. Resident that lives on the south side of the Thruway along CR 9 expressed concern that salt spray from the Thruway finds its way to his property. He has a conservation easement. He feels that appropriate measures should be taken to preserve the easement or remove it.

12. VICTOR HILLS GOLF CLUB CONVEYANCE PLAN / March 16 01-PS-2021, 04-FS-2021
 1397 Brace Road
 Tax Map # 28.04-1-56.111
 Owner – Five J Enterprises LLC
 Applicant is requesting to subdivide 3.09 acres from a parent parcel of 123 acres. This will be the second and third step in a 3-step process for a major subdivision. The Sketch Plan was acknowledged complete on January 26, 2021.

13. BROOKS IN-GROUND POOL / March 16 10-SP-2021
 7876 Hidden Oaks
 Owner – Raymond Brooks
 Applicant is requesting approval to install a 700 square foot in-ground gunite pool at rear of property. This parcel is located in the Limited Development District.

14. WILKINS RV OF VICTOR SITE DEVELOPMENT / March 16 09-SP-2021
 7447 State Route 96
 Tax Map # 15.00-2-19.111

Owner – BLW Properties of Victor, LLC

Applicant is requesting approval to demolish the existing 13,318 sf showroom and construct a new 18,560 sf showroom that will be attached to the existing service building. The existing two entrance will be removed, and a new consolidated entrance will be installed.

15. Resident who lives on the south side of the Thruway along CR 9 expressed concern that salt spray from the Thruway finds its way to his property. He has a conservation easement.

16. Site Walk, Wilkins RV, 7447 State Route 96 / April 13

17. GABRIELLI MINOR SUBDIVISION / April 6

01-MS-2021

6756 County Road 41

Tax Map # 28.03-1-7.000

Owner – L & L Specialty Co. Inc.

Applicant is requesting approval to split the existing 10.02-acre parcel into 2 lots. Lot 1 will consist of 4.0 acres and contain the existing house structure. Lot 2 will consist of 6.0 acres.

18. MOONEY POOL HOUSE / May 4

13-SP-2021

Scott and Chin Lin Mooney

6718 Arbor Glen Drive

400 sf pool house & 40' x 20' pool in LDD.

19. WADE MINOR SUBDIVISION / May 18

02-MS-2021

140 Cline Road

Owner – Jane Wade

Tax Map # 1.04-1-3.510

Applicant is requesting approval to create two lots from an existing parcel. Lot 1 will contain 4.765 acres with the existing residence and farm structures. Lot 2 will consist of the remaining 24.640 acres. Lot 2 will continue to be used for agricultural purposes and therefore applicant is requesting a waiver from Design and Construction Standards.

20. GUINAN MINOR SUBDIVISION / May 18

03-MS-2021

Diane Guinan, Executor Estate of Edward M Guinan

5607 Robinridge Rd, Greensboro, NC 27410

Tax Map # 40.00-1-23.100

Family is requesting a subdivision of 6465 Co Rd 41, Victor into two parcels to permit the sale of the home and five acres separately from the remaining 112 acres of land. The house is serviced by public water, natural gas, and a septic system. This subdivision creates no changes or disruptions to these services.

21. 1086 STRONG ROAD SUBDIVISION / June 1 01-SK-2021
1086 Strong Road
Owner – Trust the Ott Irrevocable Survivors
Tax Map # 26.00-1-13.100
Applicant is requesting acknowledgement of a complete application to subdivide 34.9 acre parcel into 11 single family lots including an existing house and garage. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.
22. SCOUT PATH / June 1 003-PS-2021
Aldridge Road
DeHollander Design
Tax Map # 16.00-1-2.1.2
Applicant is requesting approval to subdivide 8.84-acre parcel into 5 building lots ranging in size from .813 to 5.09 acres. The home locations will be accessed via two shared common driveways. Sketch plan was acknowledged February 25, 2020.
10, 2021 8:09 AM
23. Site walk, O'Neil Subdivision five properties, 7874 County Road 41 / June 9
24. FRANK LILL & SON STORAGE YARD / July 6 17-SP-2021
785 Old Dutch Road
Tax Map # 14.02-1-6.200
Owner – Lill Power Development LLC
Applicant is requesting approval to construct a 2-acre outdoor storage yard at the east end of the parcel for storage of piping and fittings.
25. GUINAN MAJOR SUBDIVISION / July 6 03-SK-2021
6465 County Road 41
Owner – Edward Guinan
Tax Map # 40.00-1-23.100
Applicant is requesting acknowledgement of a complete application to subdivide the 112-acre parcel into two lots. Lot 1 will consist of 50 acres and Lot 2 will consist of 62 acres. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.
26. HINES POLE BARN / July 20 24-SP-2021
6700 Woodbrooke
Tax Map #1.03-1-20.080
Owner – Kenton Hines
Applicant is requesting approval to construct a 35x60 pole barn.

27. SOUTHGATE HILLS PHASE 2 / August 3 04-SK-2021
 East Victor Road
 Applicant is requesting acknowledgement of a complete application to develop under the Clustering Provisions 29 lots on 58.3 acres including four separate parcels. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting. Applicant received approval from the Town Board on July 26, 2021, to modify the existing Residential Overlay District 'A' development criteria to a Residential Overlay District 'B'.
28. GUINAN SUBDIVISION conservation easement / August 3
29. O'Neil Subdivision Lot #3 / August 17
 Applicant is before the planning board for site plan approval for construction of single-family home and conservation easement modification.
30. SITE WALK FOR GUINAN SUBDIVISION / August 28
 6419 County Road 41
31. GUINAN MAJOR SUBDIVISION / September 7 05-PS-2021, 08-FS-2021
 6465 County Road 41
 Tax Map # 40.00-1-23.110
 Open Space discussion
32. 1086 STRONG ROAD SUBDIVISION / September 7 04-PS-2021
 1086 Strong Road
 Owner – Trust the Ott Irrevocable Survivors
 Tax Map # 26.00-1-13.100
 Applicant is before the planning board requesting approval to subdivide 34.42-acre parcel into 11 single family lots including an existing house and garage. This will be the second step in a three-step process for a major subdivision.
33. VANBORTEL PARKING LOT EXPANSION / September 7 31-SP-2021
 State Route 96
 Owner – 6327 Route 96 LLC
 Tax Map # 28.12-1-16.111
 Applicant is before the planning board requesting approval to demolish the existing house with its accessory structures to extend the parking lot. The proposed parking lot will have a new access drive lane that will tie into the existing curb cut.

34. HIGHLINE PARK / September 7 30-SP-2021
 Main Street Fishers
 Owner – Morrell Builders
 Tax Map # 6.00-1-58.320
 Applicant is before the planning board requesting approval to construct 146 differing types of for-rent residential units with supporting clubhouse amenities.
35. CALHOUN CHIROPRACTIC WELLNESS CENTER / September 21 32-SP-2021
 81 Victor Heights Parkway
 Owner – John Hoff
 Applicant – Dr. Justin Calhoun
 Tax Map # 15.01-1-35.200
 Applicant is requesting approval to expand the existing 1.2-acre parcel which includes a parking lot expansion, entrance modifications and landscaping. Also included is a 956-sf future building addition.
36. WILLIAM & LAURA TABAYOYONG / September 21 34-SP-2021
 8065 Barony Woods
 Applicants are requesting approval to install pool, fence, gazebo, concrete deck, and retaining wall.
37. SOUTHGATE HILLS PHASE 2 / October 19 06-PS-2021
 This project is before the planning board for 15 lot residential development on 58.3 acres, includes four separate parcels with approximately 2,000 feet of frontage on East Victor Road and 2,700 feet of frontage along the north side of Boughton Hill Road.
38. PET PRIDE / October 19 38-SP-2021, 09-SU-2021
 7731 State Route 251
 Owner – Pet Pride of NY Inc.
 Tax Map # 15.01-1-60.100
 Applicant is requesting approval to construct a 3,100 sf addition to the existing facility. Proposed work will include the construction of additional parking and an emergency vehicle turnaround.
39. WATSON POLE BARN / November 2 39-SP-2021
 Dryer Road
 Owner – Abram Watson
 Tax Map # 27.01-1-77.000
 Applicant is requesting approval to construct a 2,000 sf pole barn for personal storage.

40. SCOUT PATH / November 16

09-FS-2021

Aldridge Road

Tax Map # 16.00-1-2.120

Owner – DeHollander Design, Inc.

Applicant is before the planning board requesting approval to subdivide the 8.84 acre parcel into five building lots ranging in size from .813 acres to 5.09 acres. The home locations will be accessed via two shared common driveways. This is the final steps for this major subdivision. Preliminary was approved August 10, 2021.

41. DELTA SONIC CAR WASH / December 7

40-SP-2021, 10-SU-2021

7463 State Route 96

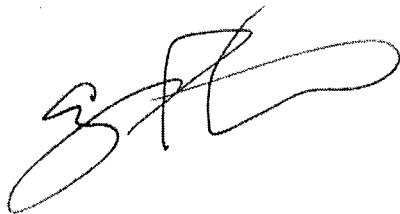
Owner – Dilip Patel

Tax Map # 6.00-1-64.100

Applicant is before the planning board requesting approval to demolish the existing buildings and to construct a 13,914 sf interior detail building located along NYS Route 96, a 10,257 sf exterior building car wash with 3,185 sf prep hut, located behind existing Taco Bell, a 13,164 sf indoor vacuum building and outdoor vacuum area located behind Wendy's, along with new lighting, landscaping, pavement and drainage.

42. Historian Babette Huber - natural geologic formations and protection / December 7

Respectfully submitted by Andrew Phillips, Chair Victor Conservation Board



01/01/2022