

**Annual Report of the Victor Conservation Board
2019**

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.

2019 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. VICTOR SQUARE - PARKING/ENTRANCE IMPROVEMENT / January 15
4-20 Commerce Drive 1-SP-2019
Applicant is requesting approval for the conversion of the existing fire access onto Route 96 to a right in/right out. Applicant is also requesting to add 67 parking spaces, 44 of which will be land banked spaces. The applicant wishes to construct a six foot high fence on the north side of the parking lot to provide screening to the new parking. The total parking spaces would then be 274 of which 44 will be land banked spaces.

2. TORPEY SUBDIVISION / February 5
7980 CR 41 1-FS-2019
SBL # 26.00-1-47.200 Zoned – Residential
Owner – Log & Timber Structures, LLC
Applicant is requesting approval to subdivide 19.13 acres into 5 single family building lots. The applicant has a single family home under construction at this site on lot 1 and is now requesting to subdivide 4 additional single family lots for a total of 5 sites. This will be the final step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete July 10, 2018 and the Preliminary Subdivision was approved on November 27, 2018.

3. PIPER MEADOWS SUBDIVISION / February 5
860 High Street & 870 High St 1-PS-2019
Zoned Residential 1 w/C overlay
Owner – 860 Andrew Glasgow (20.40 acres) & 870 Glenn Piper (20.6 acres)
Applicant is requesting approval for a 41 lot subdivision on 41.09 acres. The project is comprised of 2 adjacent parcels approximately 20 acres each and will consist of 2 existing single family homes and 39 additional lots. Section 1 will consist of 21 single family homes and Section 2 will consist of 20 townhouse lots (ten 2-unit bldgs). This will be the second step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete October 23, 2018.

4. TORPEY SUBDIVISION / February 19
7980 CR 41 1-FS-2019
SBL # 26.00-1-47.200 Zoned – Residential
Owner – Log & Timber Structures, LLC Acres – 19.13
Discussion on where easement markers should be placed in the Conservation Easements of the five lot subdivision.

5. 7850 ROYAL WOODS SUBDIVISION, Proposed Subdivision, - Site Walk - February 23, 2019
Applicants wish to subdivide the property into two lots and build a house. The property is in the Limited Development District.

6. JOE HURLEY – KETTLE RIDGE FARM, 515 Log Cabin Road, - Site Walk - February 23, 2019
Applicant would like to discuss three projects for Kettle Ridge Farm (1) honey building, (2) new maple sugarhouse, (3) possible shed/barn for farm animals.

7. PIPER MEADOWS SUBDIVISION REVIEW RESPONSE TO COMMENTS / March 19
1-PS-2019
860 High Street & 870 High St Zoned Residential 1 w/C overlay
Owner – 860 Andrew Glasgow (20.40 acres) & 870 Glenn Piper (20.6 acres)
Applicant is requesting approval for a 41 lot subdivision on 41.09 acres. The project is comprised of 2 adjacent parcels approximately 20 acres each and will consist of 2 existing single family homes and 39 additional lots. Section 1 will consist of 21 single family homes and Section 2 will consist of 20 townhouse lots (ten 2-unit bldgs). This will be the second step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete October 23, 2018.

8. BLUMONT RISE SUBDIVISION / April 2
County Road 41 Tax Map # 40.00-1-28.1 00 1-SK-2019
Owner – Blumont Stables LLC Zoned - Residential 2
Applicant is requesting approval to establish 35 single-family home lots on 33.2 acres with two access points onto County Road 41. The remaining 74.7 acres would be Conservation Area. This is in the first step of a three step process – the sketch plan application.

9. 7850 ROYAL WOODS ENGINEER INFORMATION PROVIDED / April 2
DENSITY – Area Variance 5-Z-19
The applicant would like to subdivide their 17.18 acre property, and build a home on the created lot with access from Benson Road. The property is in the Limited Development District with Density Overlay District A, meaning one house per three acres. The lot is within the Royal View Subdivision which was pre-existing, non-conforming with a heavier density, before the Density Overlay Districts were codified in §211-27.3.

Sue Davie has asked for privilege of the floor to discuss the **Piper Meadows Subdivision** Project and the Conservation Easement.

Steve Robb has asked for privilege of the floor to discuss the Conservation Easement on Route 251 that he purchased. Tax Map #15.03-3-100.00. The land is the Conservation Easement for the Auburn Hills, Section 1 subdivision which was put into a conservation easement for the open space requirement of subdivisions.

10. LEHIGH CROSSING LOT 9 / May 7

7901 Lehigh Crossing

16-SP-19

Owner – Bluestone Creek Dev, LLC

Zoned – LI

Applicant is requesting approval to construct a 33,600 sf flex space bldg. to accommodate office, manufacturing, and warehouse space for multiple tenants.

11. DORCHESTER PARK EASEMENTS / June 18 & July 16

Residents in attendance to discuss the five easements in their neighborhood and the restrictions on each.

12. MARATHON ENGINEERING, PAUL COLUCCI, ANAC Holdings, LLC / August 6

Horsepower Motorworks, 1256 Brace Road

22-Z-2019

Zoned Commercial/LI

Applicant is requesting area variances to §211-24A(9)(b) & §211-24A(9)(c) to construct a motor vehicle repair facility whereas Code states the vehicle repair facility must be 1,000 feet from the residential boundary & 500 feet from a structure of a residential use. Also requested variances to §211-32A(2)(d)[1][a] & §211-32A(2)(d)[2] to allow parking 36 feet from the right-of-way instead of 80 feet per Code and allow a 76 feet parking buffer instead of 100 feet per Code. Also, requested is reduction from 120 parking spaces (six per repair bay) per §211-32B to 92 (4.6 per repair bay). Property and owned by Edward Angelo.

13. CHRISTOPHER SUBDIVISION / August 6

7850 Royal Woods

002-MS-19

Zoned - Limited Development District

Applicant is requesting approval to subdivide a 3 acre lot from an existing 17.247 acre lot to build a single family residence on. Property is and owned by Felix Christopher.

14. PIPER MEADOWS SUBDIVISION (S&J Morrell) / August 20

860 High Street

002-FS-2019

Applicant is requesting approval for a 41 lot subdivision on 41.09 acres. The project is comprised of 2 adjacent parcels approximately 20 acres each and will consist of 2 existing single family homes and 39 additional lots. Section 1 will consist of 21 single family homes and Section 2 will consist of 20 townhouse lots (ten 2-unit bldgs). This will be the last step in

a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete October 23, 2018.

15. VILLAGE EAST APARTMENTS MODIFICATIONS, 7410 Forest Trail / September 3 & October 5
Conifer Village @ Eastview LLC 44-SP-19
Applicant is requesting to add additional parking for a total of 83 spaces plus 15 land banked.
16. DORCHESTER PARK CONSERVATION EASEMENTS, - Site Walk – September 4, 2019
17. LOT 3, MEADOW VIEW, 6952 TIMBERSTONE LANE / September 17
Rick Kartes, builder, requesting adjusting conservation easement.
18. DORCHESTER PARK CONSERVATION EASEMENT SITE WALK DISCUSSION / September 17 & October 1
19. CONSERVATION EASEMENT, MEGHAN BOWMAN, 6443 Erica Trail / October 15
Privilege of the floor to discuss planting in her conservation easement.
20. VICTOR CHRYSLER DODGE JEEP RAM OVERFLOW PARKING, 6560 Anthony Drive 48-SP-19
Zoned – Commercial/Light Industrial, Owner – Route 96 Properties LLC / October 15
Applicant is requesting approval for overflow parking on two separate lots.
21. HIGH POINT BUSINESS PARK BUILDING 300, Lot 4 High Point Drive / November 5
Owner RainBros Associates LLC 51-SP-19, 03-MS-19
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.
22. BLUMONT RISE SUBDIVISION / November 19 1-SK-19
Applicant 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. Owner: Blumont Stables LLC
23. CLARK LOT LINE ADJUSTMENT / November 19 & December 17 54-SP-2019
140 – 168 Fishers Road
Applicant is requesting to adjust existing lot line so that each of the parcels is compliant with current zoning regulations. A 3,200 sf single family home will be constructed on 140 Fishers Road. Owner: Vendla Clark
24. CLARK PROPERTY, 140 & 168 FISHERS ROAD, - Site Walk - December 8

25. SCHNEIDER STRUCTURE / December 17

7571 Modock Road

Owner – Michael Schneider

Applicant is requesting approval to add an accessory structure consisting of a workshop and a 3 bay garage.

55-SP-19

Zoned – Residential 2

Respectfully submitted by Matthew Matteson, Chair Victor Conservation Board