

Annual Report of the Victor Conservation Board
2024

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.

2024 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. 7200 Rawson Road Minor Subdivision, 3/5, 3/19** 01-MS-2024
Applicant is requesting approval to subdivide 18.5 acres from the 22.5-acre tax parcel #27.00-1-28.000, with remaining 4.0 acres to consist of the existing light industrial building and parking.
- 2. Highline Park Subdivision, Sketch, 3/5** 01-SK-2024
7652 Co Rd 42
Applicant is requesting acknowledgement of a complete application to develop under the Clustering Provisions for 26 for sale townhome lots, 1 HOA lot and 1 lot consisting of the three apartment buildings. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.
- 3. Norbut Solar Farm, 3/5** 02-SP-2024, 01-SU-2024
Main Street Fishers
Applicant is requesting approval to develop 4.428 MWAC solar energy facility on 34.93-acre parcel consisting of forest and meadowland.
- 4. Howling Hills Minor Subdivision, 4/2** 02-MS-2024
127 Blazey Road
Applicant is requesting approval to subdivide 57.614 acres into a 3-lot subdivision. Lot 1 will encompass the existing single-family home on 11.411 acres, Lot 2 will propose a new single-family home on 10.134 acres, and Lot 3 will remain undeveloped with the remaining 36.068 acres.
- 5. Norbut Solar Farm Site 2, 4/2** 03-SP-2024, 03-SU-2024
Co RD 41
Applicant is requesting approval to install two solar energy facilities of approximately 5 MWAC on 88.5-acre parcel consisting of undeveloped agricultural and forested land.
- 6. Bluestone Trail (Formerly 7200 Rawson Road), 4/16** 01-PS-2024
Applicant is requesting preliminary approval to develop a 59 for sale townhome unit subdivision on 18.5 acres. Project will consist of (2) private roads off the north side of Rawson Road. This will be the second step in a three-step process for a major subdivision. The sketch plan was acknowledged complete April 9, 2024.
- 7. Hardy Subdivision, 4/16, 8/20** 03-SK-2024
Applicant is requesting acknowledgement of a complete application for the subdivision of the 36.30 acre parcel into two lots with the existing home located on Lot R-1 and 9.585 acres, Lot R-1A consists of the remaining 26.719 acres and a proposed residential home.
- 8. TAMBE ELECTRIC PARKING EXPANSION, 6/4** 13-SP-2024
Applicant is requesting approval to construct the addition of twenty (20) parking spaces east of the existing parking lot on the south side of the building.

- 9. LITE COMS NEW BUILDING, 6/18** 16-SP-2024
 Applicant is requesting approval to construct a 20,000 +/- square foot building with associated utilities, drainage and 28 new parking spaces on a 9.7 acre parcel.
- 10. Fishers Point Subdivision-7722 Co Rd 42, 8/6**
 Looking to swap location of existing Conservation Easement/Dissolve Conservation easement so that a fence may be constructed.
On Town Board Agenda
- 11. Scout Path- 6850 Aldridge Road, 8/6**
 Looking to swap location of existing conservation easement to accommodate a home constructed in a different location than approved.
On Town Board agenda
- 12. Smith Subdivision, 421 Co Rd 9, 8/6** 04-SK-2024
 Applicant is requesting acknowledgement of a complete application to develop a second parcel from the existing parcel at 421 County Road 9. Lot 1 is proposing a lot line adjustment for a total of 1.508 acres. Lot 2 will consist of an existing home with driveway access to County Road 9 on 2.068 acres. Lot 3 will consist of .920 acres with access onto County Road 9. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.
- 13. Piper Meadow, 8/6, 8/20**
 Discussion on consequence for breaking Conservation Easement
- 14. Nickoloff Subdivision, Co Rd 9, 8/20, 10/1** 05-SK-2024
 The applicant is requesting acknowledgement of a complete application to develop 42.4 acres into 8 lots with driveways coming off of Blazey Road. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.
- 15. TIMBERVIEW ESTATES SUBDIVISION, 9/1, 9/17** 07-SK-2024
 Cline Road
 Applicant is requesting acknowledgement of a complete application to develop 24 single family home lots on 74.5 acre parcel.
- 16. ALDRIDGE ROAD SUBDIVISION, 9/17** 08-SK-2024
 Applicant is requesting acknowledgement of a complete application to develop a 5-lot duplex subdivision on 10.29 acre parcel.
- 17. JUDSON GARAGE AND ADDITION, 8/20, 9/17, 11/19** 21-SP-2024
 7286 Town Line Road
 Applicant is requesting approval to construct a 1,600 sf detached garage and new 955 sf basement addition, and 858 sf bedroom addition.
- 18. Stone brook Subdivision, 11/5** 03-FS-2024
 1403 East Victor Road
 Applicant is requesting approval to create a clustered subdivision of 44 buildable lots on 100 acres in the Town of Victor with 15+ acres in the Town of Farmington for a total of 115 acres. This would be Section 1 of a 2-phase development.
- 19. Stover Subdivision, 11/5** 10-SK-2024
 Benson Road

Applicant is requesting acknowledgement of a complete application for the subdivision of a 11.6-acre parcel into three residential lots. It is in the Limited Development District.

Respectfully submitted by Patrick Coleman, Chair Victor Conservation Board