

Annual Report of the Victor Conservation Board
2025

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.

2025 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.) Eastview Mall Hotel-Element by Westin, 1/7/25** 33-SP-2024
Applicant is requesting approval to develop a new 4-story 23,580 sf hotel with 123 rooms on a 91.4-acre parcel. It is located on the west side of the mall property on an existing paved parking lot between JC Penny and the former Lord and Taylor.
- 2.) Stover Subdivision Final and Preliminary, 1/7/25** 07-PS-2024/06-FS-2024
Benson Road
Applicant is requesting approval to subdivide an 11.6 acre parcel into three residential lots. It is in the Limited Development District.
- 3.) ELLIOT POLE BARN, 6415 Bortle Road, 2/18/25** 04-SP-2025
Applicant is requesting approval to construct a 60 x 40 pole barn on a 4.27-acre parcel.
- 4.) Timberview Estate Subdivision, 3/4/25** 01-PS-2025
Cline Road
Applicants are requesting approval to develop 24 single family home lots on 74.5-acre parcel. The project will consist of 20 lots on a dedicated town road and 4 lots on a separate private drive with access onto Cline Road.
- 5.) Chik-Fil-A, 3/18/25, 9/16/25** 06-SP-2025
Eastview Mall
Applicant is requesting approval to construct a 5,331-sf quick serve restaurant with a double lane drive thru and outdoor patio. This project is proposed on a 1.96-acre portion of land on the Eastview Mall parcel at the southeast corner.
- 6.) Bell Minor Subdivision, 4/1/25** 03-MS-2025
364 Fisher Road
Applicant is requesting approval to subdivide a 6.395-acre parcel into two lots. Lot 1 consists of the existing house and 3.233 acres and Lot 2 is proposing to construct a new single-family house on a 3.162 acre lot.
- 7.) BLUESTONE TRAIL FINAL, 7200 Rawson Road, 5/6/25, 5/20/25** 01-FS-2025
Applicant is requesting approval to develop 59 for sale multi family townhouse units on a 18.5 acre parcel and will provide approximately 74% open space. Project will consist of (2) private roads off the north side of Rawson Road.
- 8.) NORBUT SOLAR FARM, Main Street Fishers, 6/3/25**
01-SU-2024 / 02-SP-2024
Applicant is requesting approval to develop 4.428 MWAC solar energy facility on 34.93 acre parcel consisting of forest and meadowland.
- 9.) Cheshire Ridge Sketch Subdivision, 8/5/25** 01-SK-2025

100 Cobble Creek Rd

Applicant is requesting to create two new single-family lots on .74 acres along the south side of Cheshire Ridge.

- 10.) **SHELDON SITE PLAN**, 1480 Strong Rd, 9/16/25 26-SP-2025

Applicant is requesting approval to construct a new single-family home with a on-site well, leach field, storage barn, and an in-ground pool on a 12.10-acre parcel. The applicant has also proposed to revise the existing conservation easement.

- 11.) **Lehigh Place PDD Site Plan**, 10/7/25 31-SP-2025

200 Victor Heights Parkway

Applicant is requesting to construct three 4 story apartment buildings consisting of 52 units in each, for a total of 156 multi family units. A clubhouse, pool, grill area and open and covered parking are also proposed.

- 12.) **Nickoloff Final Subdivision**, 10/21/25, 11/2/25 04-FS-2025

Applicant is requesting approval to develop 42.4 acres into 7 lots with driveways coming off of Blazey Road.

Respectfully submitted by Patrick Coleman, Chair Victor Conservation Board