

**Annual Report of the Victor Conservation Board
2009**

Victor Town Code: “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 all project applications.

FOCUS AREAS

1. **Conservation Easements:** The Conservation Board identified concerns related to the Town Subdivision Conservation Easement process.

Inflexibility of Easement Designation: The “one size fits all” approach is inappropriate given the differences among sites. A group composed of Kimberly Kinsella, Alan Benedict, Sean McAdoo, Mark Tayrien (Labella), Leslie Van Aken and Marge Elder convened to address this issue.

Working with Cassandra Rich of Boylan Brown, we have developed three types of easements that can be used. (most restrictive easement for environmentally sensitive areas and features deemed by the Town as important for protection; site specific easement which might have some areas that receive the most restrictive protection and others that call for a less restrictive approach; least restrictive easement, which maintains vegetative cover (no impervious surface) and allows lawn, gardening, etc. with some restrictions.)

Note: The group is attending a January workshop at LaBella Associates on creating Conservation Easements after which it will fine-tune the three drafts. It will then present to the Planning Board and Town Board, making the appropriate proposals for Code revisions.

2. **Conservation Subdivisions:** For the past few years the Conservation Board has been recommending the Town adopt the Conservation Subdivision technique put forward by Randall Arendt. This year the Planning Board moved

forward on the issue by developing a pre-application process that is similar to Randall Arendt's recommended approach. Simply put, the applicant identifies areas of concern on site, using a list of features provided on the pre-application documents. The Conservation Board works with the applicant to develop a plan that addresses the concerns.

Note: The process developed by Mark Tayrien (Labella Associates), the Planning Board, the Conservation Board and enforcement officials Alan Benedict and Sean McAdoo is in test phase. Once the glitches are ironed out, the Town Board will receive a proposal to enter it into code.

3. **Wetlands:** The Conservation Board has reviewed a number of projects involving wetland impacts. This continues to be an ongoing challenge for developers and the Town. As the Comprehensive Plan process proceeds, this issue will be more clearly defined and appropriate code will be proposed.
4. **Steep Slopes:** (See Wetlands comment)
5. **Invasive Species/Native Plantings:** The Conservation Board has been encouraging developers to use native plants in their landscaping. They are quite receptive. Most landscapers involved have already recognized the importance of using native plantings. For those that don't, the Conservation Board intends to continue educating all concerned. The Board has commissioned White Oak Nursery to develop a reference manual for developers that will help them select appropriate plants. This manual should be available by Spring **2010**.
6. **Development Review**

The Conservation Board receives referrals primarily from the Planning Board. The Board reviewed the following applications. Review comments can be found on the Town of Victor web site (www.townofvictory.org) for each project.

- Victor Mendon Professional Park
7331 State Route 251
Revised Site Plan
January 6
- Trey Talbott Barn
1650 Malone Road
Site Plan
January 6
- Auction Direct USA-addition
6520 NYS Route 96
Site Plan
January 6

- Wilson 3 Lot Subdivision
8035 County Road 41
Subdivision of 95 acres into three lots
January 20
- Omnitech Business Park Lots R-3B & R-3C
Combining lots R-3B and R-3C into one lot.
Applicant revised site plan from two 30,500 sf buildings to one 51,740 sf
“L” shaped building.
February 3
- Lands of Robert and Carolyn Frank Subdivision
Subdivision of 13.1 acres, creating Lot 2 R of 10.4 acres and combining
Parcel A of 2.7 acres with other lands of Robert and Carolyn Frank to
create Lot 3 of 3.8 acres.
February 17
- Bruce Dean-Greenhouse Structure
February 17
- Victor Community Center Conceptual Plan
February 17
- ABVI-Goodwill
Applicant leasing 12,800 sf at Victor Square Plaza. ABVI is proposing a
site plan modification for their retail store.
March 3
- 139 Turk Hill Road Site Plan
March 3
- Home Depot Temporary Tent
March 17
- Bluestone Creek Technology Park
County Road 42
Sketch Plan
The proposal is to subdivide the approximately 56 acres into a 10 lot
industrial /technology park subdivision.
April 7

- Brian Boudreau
Construction of a motor cross trail for personal use on property.
April 7
- Cobblestone Creek Section 6
Resubdivision of 1392 sf from Homeowners Association lands and add to his existing 6129 sf lot.
April 7
- The Fairways, Phase I, Resubdivision of Townhouses
April 7
- Village Station
Sketch Plan
Proposal to subdivide a 7.4 acre parcel into 5 lots with one lot created for the existing home. 3.7 acres would be located in a conservation easement located in the Town. This would be joined with a subdivision located in the Village.
April 7
- James Seab
333 Fishers Road (Limited Development District)
Site Plan-car port
April 7
- High Tech Facilities Group
Redcom-applicant would like to construct a 9035 sf addition off the rear of existing office/training facility within the eastern portion of property.
April 21
- Kates Pool in Limited Development District
8049 Barony Woods
Applicant is constructing an inground pool and is located in the LDD.
April 21
- Franlee Farms Subdivision
High Street
Resubdivision to allow a lot line adjustment between two existing residential lots.
May 5

- Somerset Hill Section 2 Subdivision
 Subdivision of Section 2 consisting of 20 lots including Lot 64 plus a resubdivision of Lots 6 & 7 in Section 1. Total area consists of 19.67 acres.
 May 5
- Proximity Lane Land Purchase Request
 Mr. and Mrs. Check on Proximity Lane requested to purchase part of the open space owned by the Town that is adjacent to their property in order to put in a swimming pool. There is a stormwater sewer easement that runs through this portion of the property. The Town Board referred this request to the Conservation Board for their advisory comments.
 May 5
- Cobblestone Creek Section 4
 Lots 421a and 422a Minor Subdivision
 June 2
- Victor Square Drive (Existing Bellini's Restaurant) outside patio eating area
 June 2
- 1595 Brace Road
 Applicant proposes to construct a single family residence along with an accessory building. Applicant is applying for an area variance to place accessory building in front of house.
 June 2
- Aldridge Acres Subdivision
 740 County Road 9
 Dividing 6.7 acres into 5 lots plus the existing house and barns location. All driveways will be from Aldridge Road with a set back of approx. 100 ft. and will have 50% open space.
 June 16
- Five Star Bank Sign for Victoria Hills Subdivision
 Applicant would like to place a temporary freestanding 4' x 8' sign at the southeast corner of High Street and Franlee Lane. The applicant would like to keep sign in location until the completion of the subdivision or approx. 5 years.

June 16

- Valentine Property
7079 Valentown Road
Minor Subdivision-Applicant is requesting to subdivide 30.13 acres into a 2 lot parcel that was created by deed transfer in 1996. No subdivision of these existing tax parcels is proposed with this application. Lot A is an existing 19.64 acre tax parcel and Lot B is a 10.49 acre tax parcel. The proposed subdivision will follow the existing deed lines of the parcels and no transfer of property is proposed.

July 7

- 7650 Omnitech Place
Site Plan-Applicant would like to install an approx. 65 ft. high single communications pole with approx. 16" x 12" x 8" simulator box attached at the top. This will be installed approx. 10 ft. south of the north property line.

July 7

- 910 Oakridge Drive
Area Variance-referral from the Zoning Board of Appeals- Applicant would like to build house 20 ft. into the wetland buffer.

July 7

- Surasky 2 Lot Subdivision
7355 Dryer Road

July 21

- Falcon's Nest (Modifying lot line between lots 18 and 19.)
Modifying lot line between lots 18 and 19

July 21

- 209 Royal View
Applicant is requesting to do a 10 x 42 addition on rear of house and is located in the Limited Development District area.

August 4

- Project Referral from Town Board regarding Real Property Land Acquisition

August 4

- Cranberry Pond Lot 22 R and 36
 Applicant is moving the lot line increasing Lot 22R from 1.3 acres to 1.61 acres. Lot 36 will be reduced from 9.91 acres to 9.60 acres of which only 1.2 acres will be developed, leaving the remaining 8.4 acres as green space.
 August 18
- The Drumlins Townhouses, Sec. 2, Lots 233 and 234
 Project Description: The Drumlins Townhouses, Section 2-resubdivide common property line of Lots 233 and 234 by moving the line 4.1' south. The purpose is to provide the required 19' building separation from Lot 4.1' south. The purpose is to provide the required 19' building separation from Lot 4-234 to Lot R-235.
 August 18
- Championship Hills Country Club (The Fairways) inground pool-The construction of a 30' x 50' inground pool, deck and other related features covering approx. 8,400 sf.
 August 18
- Aldridge Acres
 Preliminary Plan
 The 6.7 acre parcel has an existing single family residence. The proposal is for 5 additional building lots with 3 new driveways from Aldridge Road. The houses will be set back approximately 100 ft. from the road. A 50 ft. wide Restrictive Covenant Easement is proposed along the north property line with additional Open Space being provided.
 August 18
- Colyer Crossing, Temporary Sign Time Extension: Pooler Temporary Signage for Colyer Crossing Subdivision
 September 1
- Valenti Subdivision
 Applicant is requesting a lot line adjustment of 100 ft. from Lot R-2 owned by Catherine Valenti to Lot R-1 owned by Frank and Kathleen Valenti to accommodate an existing pool and shed.
 September 1

- Farnsworth Subdivision
Applicant is annexing .20 acres from lot 2 owned by Arthur Jr. & Doris Paliani to Lot 1 owned by Randall & Margaret Farnsworth due to existing landscaping.
September 1

- Highland Green road dedication
Highland Green HOA-Subdivision Road dedication: a proposed dedication of road network within the residential subdivision.
September 1

- Lockwood Conservatory
Applicant would like to construct a new conservatory addition to the rear of their existing residence measuring approx. 500 sf and is located in the LDD area.
September 15

- Kanda Property
Beau Monde Parking Expansion-Applicant is requesting a 13 space parking lot expansion located on 0.62 acres to the west of existing building.
October 13

- Aldridge Acres Final Plan
Applicant is proposing 5 building lots plus the existing single family residence on 6.7 acres.
October 13

- Valenti Subdivision Revised
November 3

- O'Connell Electric minor subdivision and site plan
Applicant is combining the adjacent Mann's 3.30 acre parcel with the existing 6.10 acre O'Connell Electric parcel for a total of 9.40 acres.
Applicant will leave approx. 35% green space.
November 3

- O'Connell Electric Site Plan
Applicant is proposing to develop a gravel parking area on the adjacent property for the outdoor storage of equipment and facility vehicles.

Improvements to employee/visitor parking, lighting, extension of security fence, are also proposed. 35% greenspace is included.
November 3

- Lehigh Crossing (Formerly Bluestone Creek Technology Park)
Revised sketch plan.
November 17
- Drumlins Townhouse Section 3 Phase I final subdivision plans
November 17
- Champion Hills Country Club at the Fairways-site plan application for proposed swimming pool and paddle tennis courts.
November 17
- The Fairways Championship Drive minor subdivision resubdividing the Championship Drive right-of-way.
November 17
- Quail Ridge Subdivision-Lane Road Lots: Applicant is proposing to subdivide the remaining 14.0 acres of Quail Ridge and subdivide into 6 family lots.
December 8
- Auburn Trail Extension
December 8

OTHER ACTIVITIES

- Updated Town Code on Conservation Board responsibilities
- Native Plant Manual
- Natural Resources Inventory Planning
- Worked with Planning Board to develop Pre-Application Process
- Conservation Easements in Subdivisions-worked on developing three categories of easements and language

- Worked towards having paperless meetings
- Wrote newsletter articles for all editions of the Victor/Village Newsletter
- Attended conferences, trainings off-site as well as holding in-house workshops during Conservation Board meetings
- Attended site walks
- Attended Planning Board staff meetings, Town Board meetings, Zoning Board of Appeals meetings, and Planning Board meetings

The Conservation Board provides liaisons to the following Town Committees:

- Comprehensive Plan Committee
- Sustainability Advisory Committee
- Parks and Recreation Advisory Committee
- Wind Turbine Code Committee

CONNECTIONS

- Stormwater Management-Highway and Water Department
- Finger Lakes Community College

FUTURE PRIORITIES

1. Completion of Conservation Easement language and working on code change for Open Space and Conservation Easements in Subdivisions
2. Natural Resources Inventory
3. Review of Comprehensive Plan and review of zoning code resulting from revised Comprehensive Plan
4. Wetlands Workshop with New York State Department of Environmental Conservation

Typed by Leslie Van Aken, Secretary, Conservation Board.

Respectfully submitted by Marge Elder, Chair, Conservation Board.