

# REPORT

## AGENDA CONSERVATION BOARD MEETING

February 18, 2020 – 6:30 pm  
Victor Town Hall, 85 East Main Street, Victor, NY 14564

### PROJECTS TO BE REVIEWED:

#### **ANDERSON SUBDIVISION**

002-SK-2020

1025 Strong Road

Owner – Woodstone Custom Homes, Inc., 15 Fishers Road, Pittsford

Applicant is requesting to create a clustered subdivision consisting of 53 single family homes on 162+ acres. The applicant is also requesting input for an incentive zoning consideration that will be made to the Town Board for an additional 35 lots for this project.

- 161 Acres – Zoned R2 with an overlay. 53 home sites. Cluster development would offer 50% Open Space. Incentive zoning, for transfer of development rights (TDR) which ties into Blumont development project.
- Updates to Willis Hill Rd. are a must to begin phase I
- Broken into Phases, with the East side of Willis Hill Rd. being the first phase.
  - o Phase 2 would consist of development of the West side of the Willis Hill Rd.
- Existing Anderson homestead to be preserved
- Retention Ponds on sites 26 and 27 – Phase 2
- Retention Pond on site 1 – Phase 1
- Comment: For phase 1, we'd like to see some Conservation Easement Buffer on sites 16-20, pending site walk
- Comment: For phase 2, we'd like to see some Conservation Easement Buffer on sites 2-10, pending site walk.
- Phase 1 Grading to follow natural contours
- Site walk 12N, 2/23 (Sunday)

#### **SCOUT PATH**

001-SK-2020

Aldridge Road

Owner – Jacob Clintsman, 6836 Aldridge Road, Victor

Proposed development of a vacant 8.77 ac parcel located on the north side of Aldridge Road approximately 1,800 ft west of the Aldridge and County Road 9 intersection. Five homes sites ranging in size from .8 to approximately 5 acres.

- 5 lots on ~9 Acres, with 50% CE. Sewer and water is a critical to this development
- Comment: Consider extending the CE area to extend from the East side of the whole lot, where lots 1-4 converge. The rationale: this will help preserve privacy.
  - o Conservation Board recognizes the language will be such a driveway can be placed and maintained in the said CE area, for lots 2 & 4.
- Comment: Clustered Sub-Division seems to be acceptable, pending site walk
- Site Walk: 2 PM, 2/23 (Sunday)

*Information and plans available for review at the Planning & Building Office located at 85 East Main Street. All public are welcome to attend meetings. Written comments may be directed to [planning@town-victor-ny.us](mailto:planning@town-victor-ny.us) or mail to Planning at 85 East Main St., Victor, NY 14564 prior to meeting. For additional information call 585-742-5040.*