

# REPORT

## TOWN OF VICTOR PLANNING BOARD AGENDA January 10, 2017 – 7:00 P.M.

Victor Town Hall, Main Meeting Room  
85 East Main Street, Victor, NY 14564

- 6:30 p.m. Workshop re: Fishers Ridge
- 7:00 p.m. Pledge of Allegiance  
Approval of meeting minutes – 10/25, 12/6, 12/20 & 12/6 Workshop  
Correspondence Received
- Carol Urbanic re: Conserve & Royal Car Wash
  - Joseph Hurley re: Cole & Parks
- Boards/Committees Updates

*Legal notice was posted in the Daily Messenger and post cards were mailed to property owners at a minimum of 500' from the subject parcel.*

### PUBLIC HEARING

*Speakers are requested to limit comments to 3 minutes and will be asked to conclude comments at 5 minutes.*

1. HACKEL, EDWARD –GARAGE **APPROVED**  
8032 Taylor Road  
Appl No 37-SP-16  
Owner – Edward Hackel  
Zoned – Residential 2 D3 - 3 acres per site  
Acres – 10.50  
SBL # 26.00-1-2.000  
Applicant is requesting approval for a 24'x28' garage to be built on site as an exact duplicate of the existing attached garage. Garage is 16 ft in average height where 15 ft is code.
2. HOLIDAY INN EXPRESS - PATIO AND PORT COCHERE UPGRADES - **APPROVED**  
7502 Co Rd 42 (Main Street Fishers)  
Appl No 34-SP-16  
Owner – Indus MSF LLC  
Zoned – Light Industrial and St Route 251/96 Corridor District  
Acres - 5  
SBL # 6.00-1-23.212  
Applicant is requesting approval for upgrades on the existing port couchere as well as construction of an outdoor patio.

## SEQR DELIBERATION

### 3. FISHERS RIDGE - Findings Statement deliberation

**TABLED**

St Route 96

Appl No 21-SP-07

Owner – The DiMarco Group

Acres – 96 acres +/- Zoned – Commercial /Light Industrial

SBL# - 15.00-2-77.000

The DiMarco Group on behalf of Rowley 96, LLC is requesting to develop a mixed use project on approximately 96 +/- acres located northwest of Lane Rd and northeast of NYS Route 96. The project includes several phases of development. Phase 1 is anticipated to consist of a 132,200 sq. ft. retail sporting goods store, Bass Pro, with a 17,400 sq. ft. restaurant, installation of the stormwater management system, construction of access road and installation of utilities. The property is zoned commercial/light industrial and within the Route 251/96 Overlay District.

Currently pending before the Board is the development of Phase 1, however the State Environmental Quality Review process requires the Board to evaluate the potential impacts for the entire project. Later phases are proposed to include a hotel, a mixed-use town center, multi-family residential complex and several outparcels. The proposed project includes associated site improvements including a combination of underground and surface parking. The Planning Board received a revised draft environmental impact statement on December 22, 2014. The draft was deemed complete on May 12, 2015. A public comment period was initiated on May 12, 2015 and closed on July 17, 2015 which included a public hearing on June 23, 2015. A proposed final EIS (Environmental Impact Statement) was provided to the Planning Board on August 23, 2016. The board held advertised workshops prior to Planning Board meetings on September 13<sup>th</sup>, September 27<sup>th</sup>, October 11<sup>th</sup>, October 25<sup>th</sup>, November 9<sup>th</sup>, and December 6, 2016. A revised document based upon direction from the Board at the previous five workshops was distributed on November 30, 2016. The Board directed its consultant to make additional revisions at the December 6<sup>th</sup> workshop. The proposed FEIS (Final Environmental Impact Statement) was deemed complete at the December 20, 2016 Planning Board meeting. The Planning Board will be deliberating on the Findings Statement tonight.

Information and plans available for review at the Planning & Building Office located at 85 East Main Street. Descriptions of projects are subject to change depending upon meeting outcomes. 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 mailed to Planning at 85 East Main St., Victor, NY 14564 to arrive by Wednesday prior to meeting. For additional information call 585-742-5040.