REPORT

TOWN OF VICTOR PLANNING BOARD AGENDA
December 6, 2016 – 7:00 P.M.

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

5:30 p.m. Fishers Ridge Workshop
- FEIS – review revisions that may be adopted during main mtg

7:00 p.m. Pledge of Allegiance
Approval of meeting minutes
Correspondence Received
- Tom Wager re: Victor Crossing
- Theresa DeRycke re: Victor Crossing

Boards/Committees Updates

TABLED FROM THE 11/9/16 MEETING

SUNSET MANOR SUBDIVISION **APPROVED**
826 Co Rd 9
Appl No 4-PS-16
Owner - Mauro Polidori
Zoned – R2
SBL # 16.00-1-7.100
Applicant is asking for approval to subdivide 5 acres into 5 bldg lots. There is an existing 2 family house and barn located on Lot 1. The existing house is proposed to have an in-law apartment added to it.

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

CONSERVE Public Hearing Continuation from the 11/9/16 meeting
County Rd 42 **PUBLIC HEARING CLOSED**
Appl No 2-PS-16
Owner: Salzman Realtor LLC
Acres: 2.34 Zoned: Light Industrial and Route 96/251 Overlay District
SBL #6.00-1-58.320
Applicant is requesting approval for a proposed 99,512 sf single story office bldg on 18.5 acres for a single tenant, ConServe, an accounts receivable management company. Parking provided for up to 965 vehicles. Phase 1 will include the bldg and approximately 706 parking spaces.

SEQR DELIBERATION

FISHERS RIDGE **NO ACTION TAKEN**
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 approx 96 acres located NW of Lane Rd and NE of State Route 96. The project includes several phases of development. Phase 1 consists of a 132,200 square foot retail sporting goods store, Bass Pro, with a 17,400 square foot restaurant; mass grading of the entire site; installation of the stormwater management system; the construction of access roads and installation of utilities, sidewalks and landscaping. Later phases will consist of a 200-room hotel, a mixed-use town center, multi-family residential complex and several outparcels. The town center is proposed to be the heart of the Fishers Ridge community consisting of 248,200 square feet of retail restaurant uses, 134,300 square foot of office/fitness space and 240 rental/residential units. The project is also proposed to include 250 dwelling units in three-story buildings with a combination of underground and surface parking. Seven separate outparcels totaling 35,300 square feet are proposed to be developed near the Route 96 frontage on the southern portion of the site. The Planning Board will be deliberating on the FEIS.

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 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.