

TOWN OF VICTOR PLANNING BOARD AGENDA  
December 20, 2016 – 7:00 P.M.

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

7:00 p.m. Pledge of Allegiance  
Approval of meeting minutes  
Correspondence Received

- D Hogan 12/6 & 12/7 re: Conserve Boards/Committees Updates

INFORMAL DISCUSSION

*Post cards were mailed to property owners at a minimum of 500' from the subject parcel and an Under Review sign was posted.*

**ROYAL CAR WASH**

607 Rowley Rd (Cole & Parks location)

Owner: WDC Properties LLC Zoned: Commercial/Light Industrial

Applicant is requesting to address the Planning Board informally to receive feedback before making a formal application. Applicant would like to construct an automated car wash at the location of Cole & Parks restaurant.

TABLED FROM 12/6/16 MEETING

**FISHERS RIDGE - DEEMING FEIS COMPLETE**

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.

**CONSERVE**

County Rd 42

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.

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 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.