

# REPORT

## TOWN OF VICTOR PLANNING BOARD AGENDA January 9, 2018 – 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
    - 9/26/17, 10/11/17, 10/24/17, 11/14/17 minutes
  - Correspondence Received
    - Jean Laitenberger re: Gullace project
    - Marsha Senges re: Gullace project
    - Ken Curry re: Gullace project
    - Greg Franklin re: Royal Carwash
  - Boards/Committees Updates

*The legal notice for the public hearings appeared in “The Daily Messenger”. Post Cards were mailed to property owners within a minimum of 500 ft from location of each application along with “Under Review” signs being posted on the subject’s parcels.*

### **TABLED FROM 12/12/17 – Planning Board Deliberation**

#### **1. GULLACE PROJECT – PUBLIC HEARING HAS BEEN CLOSED**

995 Co Rd 9

**TABLED**

App No 19-SP-17

Owner – Lynaugh Road Properties, LLC

Acres – 17.13

Zoned – Multiple Dwelling

Lynaugh Road Properties, LLC is requesting approval from the Town Planning Board for 69 for-sale condominium townhomes, within the Town of Victor. The townhomes are proposed to be a combination of 3 and 4 unit blocks for a total of 52 units on the eastern portion of the town lands and 17 units consisting of 3 and 4 unit blocks on the western portion of the town lands. The property is owned by Lynaugh Road Properties and is zoned Multiple Dwelling.

### **PUBLIC HEARING**

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

#### **2. THE APPLE FARM**

**APPROVED**

1640 St Rt 444

Appl No 38-SP-17

Owner – Pick Your Own Inc

Acres – 142.70    Zoned – Residential

SBL # 39.00-1-23.000

Applicant is requesting to operate the retail aspect of the business from their existing storage and production building. Also, an 8 ft x 16 ft mobile kitchen placed adjacent to existing bldg.

3. **OMNITECH LOT AR-3B-**

**NO ACTION TAKEN**

7670 Omnitech Place

Appl No 44-SP-17

Owner – MCA Group LLC

Acres – 8.40        Zoned – Light Industrial

SBL # 15.01-1-71.000

Applicant is requesting approval for the construction of a two phase +/- 44, 400 sf single story building with associated parking and utility improvements.

4. **SCOUT RESERVE SUBDIVISION**

**ACKNOWLEDGED COMPLETE  
SKETCH PLAN**

Co Rd 9/Aldridge Rd

Appl No 1-SK-17

Owner – Victor Community Church

Acres – 28.70        Zoned – Residential

SBL #16.00-1-7.200

Applicant has submitted a sketch plan for 7 lots to be located at corner of Aldridge Rd/County Rd 9.

**TABLED FROM OCTOBER 11, 2017 PUBLIC HEARING REMAINS OPEN**

5. **SILVERTON GLENN LOT 118**

**APPROVED**

St Rt 444

Appl No 2-FS-17

Owner – S & J Morrell Inc

Acres – 2.309        Zoned – Multiple Dwelling

Applicant is requesting approval for 3 townhome bldgs consisting of 4, 3 & 2 units for a total of 9 for-sale units. Each unit will have a driveway connecting to either Wyndham Hill or Silverton Glenn.

**DISCUSSION ITEM**

6. **WOODS AT VALENTOWN**

**TABLED – PART 2 EAF REVIEWED**

High Point Dr

Owner – Woods at Valentown LLC

Acres – 106.32 w/Forest Park

Zoned – Planned Development District

Applicant has modified the proposed development plan for this project. Applicant is requesting to construct 294 units contained within 14 3-story apartment buildings. Applicant

has acquired 5.38 acres from Conifer Village @ Eastview (noted as Phase 5) and is requesting to rezone this section to the Woods at Valentown Planned Development District. At this meeting Parts 2 and 3 of the EAF will be discussed.

**TABLED FROM 12/12/17 MTG**

**7. ROYAL CAR WASH**

**TABLED**

607 Rowley Road

Appl No 43-SP-17

Owner – WDC Properties LLC

Zoned – Commercial /Light Industrial and Route 96/251 Corridor Overlay District

Acres – 1.10

Applicant is requesting approval to construct a 4,096 sf automated car wash. The historical section of the existing Cole & Parks bldg will be preserved and utilized as office space.

**MISC ITEM**

**8. LSI SOLUTIONS CREEKSIDE - 90 DAY EXTENSION REQUEST**

7796 State Route 251

**APPROVED**

Appl. No 11-SP-17

Owner – Route 251 Acquisition LLC

Zoned – Light Industrial / Route 96/251 Corridor Overlay District

Acres – 34

SBL# 15.01-1-6.000

Applicant received approval June 27, 2017 to construct a 67,200 sf office/warehouse building on their 34 acre parcel. Applicant is requesting their first 90 day extension of this approval.

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.