

A regular meeting of the Village of Victor Planning Board was held on Wednesday, February 24, 2016, at the Village Hall, 60 East Main Street.

MEMBERS PRESENT: Chairperson Meg CHaides
Member Charles Criss
Member Steven Van Dyke
Member Peter Kowal
Member Jeffrey Swan
Planning Clerk Roseanne Turner-Adams

OTHERS PRESENT: James Janulis, Rick Mitchell, Kathy Rayburn, Alan J. Benedict, Mayor Jason Ashton, Todd Besenah, Paula Uttaro, Toni Edgar, Richard Lacroix, Bill Ferris, Robert Barkstrom, Doug Eldred, Sean Sanderson, Dot Norsen, Terry Norsen, Tim Maher

Meeting called to order at 7:00 PM by Chairperson CHaides.

Salute to the flag.

Resolution #05-16PB
Acceptance of Minutes

On a motion made by Peter Kowal, seconded by Steven Van Dyke, the following resolution was ADOPTED 5 AYES 0 NAYS

Resolved, to accept the minutes dated January 27, 2016.

200 School Street
Site Plan Review

Chairperson CHaides stated that this case will have a public hearing, SEQR determination and remarks from the Ontario County Planning Board. Ms. CHaides asked Mr. Mitchell to speak. Mr. Rick Mitchell stated that he is representing Victor Self Storage and at the last meeting preliminary approval was granted by the Planning Board. He stated that he was perplexed by the Ontario County Planning Board comments and pointed out that they said that there was no sediment or erosion control measures indicated on the plan but Mr. Mitchell showed the silt fencing on the plan and a sediment detail control catch basin to control runoff. Ms. CHaides stated that on the legend that #19 jute mesh is not shown on the map. Mr. Mitchell stated that jute mesh should be used on steep slopes but that there are no steep slope areas on the project. Ms. CHaides asked about rain garden seed mix. Mr. Mitchell stated that rain garden seed mix will be used.

200 School Street
Site Plan Review- Public Hearing

Chairperson CHaides read the legal notice into the record:

“A public hearing will be held before the Village of Victor Planning Board on Wednesday, February 24, 2016, at 7:00 p.m., in the Village Hall, 60 East Main Street, Victor, New York, to consider:

1.) The application of Frederick Mitchell/Mitchell Design Build, for a site plan at 200 School Street based on the Village of Victor Planning and Building Department’s requirements and referral. The applicant proposes to expand Victor Self Storage at 200 School Street. The property is situated in the Industrial District.”

Ms. CHaides opened the Public Hearing

0 persons spoke in favor of the application and 0 persons spoke against the application.

Ms. CHaides closed the Public Hearing

200 School Street
State Environmental Quality Review (SEQR)/Negative Declaration, Site Plan

Ms. CHaides stated that JP Schepp of Chatfield Engineers submitted a letter dated February 4, 2016 regarding the SEQR and read it into the record:

“I have reviewed part 1 of the Short Environmental Assessment Form (SEAF) prepared by the developer and have prepared part 2 and 3 of the SEAF. Based upon my review, I believe that this project should be considered an Unlisted Action under SEQR and will have no adverse environmental impacts. Upon your review and approval, I recommend that the Planning Board pass a resolution to:

1. Accept the SEAF prepared for this project.
2. State that the project is an Unlisted Action under SEQR.
3. Declare the Planning Board Lead Agency and its intent to complete an uncoordinated review.
4. Confirm that the project will not result in any significant impacts on the environment; and issue a Negative Declaration.”

The Planning Board went over Part 2 & 3 of the Short Environmental Assessment Form

Ms. CHaides read part 3 SEQR determination of significance:

“The developer has provided engineering calculations indicating the existing storm water management facility will mitigate the small increase in storm water runoff.

The NYS OPRHP has indicated that the project will have no impact on the archeological and/or historic resources. The proposed project is a minor expansion to the existing facility. There will be no significant adverse impacts as a result of the proposed project.”

Mr. Criss asked if there will be any extra topsoil. Mr. Mitchell stated that they have use for any extra topsoil so it will not be an issue.

Resolution #06-16PB

200 School Street

State Environmental Quality Review (SEQR)/Negative Declaration, Site Plan

On a motion made Steven Van Dyke, seconded by Charles Criss, the following resolution was ADOPTED 5 AYES 0 NAYS

WHEREAS, the Village of Victor Planning Board reviewed the Unlisted Action on February 24, 2016 and identified no significant impact; and,

WHEREAS, the Planning Board made the following finding of facts:

- An application was received on December 29, 2015 by the Planning Clerk for a Site Plan, entitled Victor Self Storage LLC, located at 200 School Street; and,
- The application was reviewed at the January 27, 2016 Planning Board Meeting; and,
- The Site Plan, Victor Self Storage LLC, was deemed to be an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Act requirements and a Short Environmental Assessment Form was prepared; and,
- The Planning Board, as lead agency, accepted the SEAF as presented by Chatfield Engineers; and,
- The Planning Board, as lead agency, found that no significant impact to the environment as a result of the action and directed that a negative declaration be prepared; and,
- The application required Ontario County Planning Board review and recommended the application; and,

NOW THEREFORE BE IT RESOLVED, that the Site Plan, Victor Self Storage LLC, for expansion, located at 200 School Street, will not have a significant impact on the environment and that a negative declaration is proposed.

Resolution #07-16PB

200 School Street

Site Plan Review

On a motion made by Peter Kowal, seconded by Charles Criss, the following resolution was ADOPTED 5 AYES 0 NAYS

Whereas, the Planning Board made the following findings of fact:

- A site plan application was received on December 29, 2015, by the Secretary of the Planning Board for a site plan entitled Victor Self Storage LLC, 200 School Street.

- It is the intent of the applicant to expand Victor Self Storage at 200 School Street.
- The application was deemed to be an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations and a Short Environmental Assessment Form was prepared.
- The application was referred to the Ontario County Planning Board under Section 239 of the General Municipal Law. On February 10, 2016, Ontario County Planning Board recommended approval of the application.
- The Planning Board, as lead agency, found that there would be no significant impacts to the environment and a Negative Declaration was prepared by Chatfield Engineers.

NOW, THEREFORE BE IT RESOLVED that the application of Frederick Mitchell/Mitchell Design Build; Site Plan entitled Victor Self Storage LLC, drawn by Mitchell Design-Build, dated October 21, 2015, received by the Planning Board December 29, 2015, be approved.

**100 Rawson Road
Site Plan Review**

Mr. James Janulis of MRP Group stated that there are still some outstanding comments that cannot be addressed yet such as the wetlands which will be done in the Spring. Mr. Janulis stated that the site plan has not changed much since 2001 but that a water line was leaking and was shut down. Mr. Janulis stated that according to DPW Director John Turner, the line needs to be cut at the first hydrant and a new water line must be installed. Mr. Janulis went over some of the changes to the plan since 2001 such as the reconfiguration of storm water and the addition of pole lighting.

Ms. CHaides stated that she received an emailed comment from the Town regarding the project that states: "Since pavement is still proposed where it was approved in 2001 it is our determination the approval still stands. That being said, we do have a concern if a jurisdictional determination has been made for the Army Corps wetland. Per the below screenshot, our mapping suggests the wetland may extend further into the site than what is shown on the proposed site plan."

Mr. Janulis stated that he also received the email and that the wetlands will be looked at again in the Spring.

**100 Rawson Road
Site Plan Review- Public Hearing**

Chairperson CHaides read the legal notice into the record:

"A public hearing will be held before the Village of Victor Planning Board on Wednesday, February 24, 2016, at 7:00 p.m., in the Village Hall, 60 East Main Street, Victor, New York, to consider:

- 1.) The application of Rawson Road Partners LLC, for a site plan at 100 Rawson Road based on the Village of Victor Planning and Building Department's requirements and referral. The applicant is seeking re-approval for a site plan approved jointly between the Town and the Village in 2001 to build a 66,000 sf industrial/office building at 100 Rawson Road. The property is situated in the I District.

Ms. CHaides opened the Public Hearing

Public Comments

Tim Maher/Town of Victor Representing the Ontario County Planning Board

Mr. Maher stated that there is some question where the property is reaching into the Town segment. The County believes that the Town and Village of Victor should have an agreement so that it only goes through one board to make the process easier.

Mr. Al Benedict stated that he met with Katie Evans and Kim Kinsella and that it was decided that since the Town was accepting of this plan back in 2001, the Town would still be accepting of the site plan. Ms. CHaides stated that this would not require the Town Planning Board to sign off. Mr. Benedict agreed.

0 persons spoke in favor of the application and 0 persons spoke against the application.

Ms. CHaides closed the Public Hearing

100 Rawson Road

Site Plan Review

Ms. CHaides stated that back in 2001 the SEQR was considered a negative declaration but that the new SEQR determination has not been received from Village Engineers so it will be reviewed next month.

Ms. CHaides stated that a final approval will be given conditional that all of the Engineer, Code and Fire Marshal comments are addressed and that SEQR and wetlands are reviewed.

Mr. Van Dyke asked if a formal request to the Town to provide a written agreement that the Village Planning Board can use their own jurisdiction in the determination of this site plan. Ms. CHaides agreed to request a formal written letter from the Town.

Resolution #08-16PB

100 Rawson Road

Site Plan Review

On a motion made by Steven Van Dyke, seconded by Charles Criss, the following resolution was ADOPTED 5 AYES 0 NAYS

WHEREAS, the Planning Board made the following findings of fact:

- An application was received January 5, 2016 by the Secretary of the Planning Board for a site plan at 100 Rawson Road.
- The applicant is seeking re-approval for a site plan approved jointly between the Town and the Village in 2001 to build a 66,000 sf industrial/office building at 100 Rawson Road.
- The application was referred to the Ontario County Planning Board under Section 239 of the General Municipal Law. On February 10, 2016, Ontario County Planning Board recommended approval of the application.
- The applicant presented to the Planning Board a rendering of the proposed site plan. Rendering is now on file.

NOW, THEREFORE BE IT RESOLVED that the application of Rawson Road Partners LLC, Final Site Plan for 100 Rawson Road, dated January 31, 2001 **BE APPROVED WITH THE FOLLOWING CONDITIONS:**

- That all Chatfield Engineers, Code & Fire Marshal comments are met.
- That jurisdictional determination has been made for the Army Corps wetland.
- That SEQR determination is completed and approved by Chatfield Engineers with a resolution by the Village of Victor Planning Board.
- That the Town of Victor signs off on the project.

AND, BE IT FURTHER, RESOLVED, that the Planning Board Secretary distribute the appropriate standard conditions with the Planning Board's approval letter.

Ferris Terrace Mixed-Use Development Concept Plan Review

Dr. Bill Ferris stated that he is the owner of Victor Advanced Chiropractic and has been in the community for over a decade and is excited to present a mixed use concept drawing. Dr. Ferris explained that this idea was born while getting to know the community and discovered their need for a grocery store and restaurants. Dr. Ferris stated that the team of BME Associates and Barkstrom & LaCroix Architects brings excellence and reputation to the project and brings the Village and Town into a direction of future development and value into this corridor. Dr. Ferris introduced Doug Eldred of BME.

Mr. Doug Eldred of BME stated that he is proud to be on Dr. Ferris's team of what is going to be a signature project in the Village and pleased that they have hired a premier architecture firm to do the work. Mr. Eldred stated that the site itself is located across from the High Street/Rt. 96 intersection and extends over to School Street and is a compilation of 6 parcels that will be consolidated into 1 parcel. Mr. Eldred stated that

the site is 2.6 acres in size and is in the Residential Business District and is in the Architectural Preservation Central Business District. Mr. Eldred stated that 4 homes will be removed. Mr. Eldred explained that the proposal is to build a 28,600 sq. ft. 3 story building which will house a small grocery and some retail on the first floor and 44-50 luxury apartments on the second and third floors.

Mr. Eldred discussed adding access from Rt. 96 and School Street and has submitted a preliminary report to D.O.T.

Mr. Eldred discussed different ideas for traffic flow.

Mr. Eldred stated that they propose to add 103 surface parking spaces and 64 garage level parking spaces for the apartments.

Mr. Eldred stated that the proposal of mixed-use residential and retail in one building is not addressed by code but complies with the APRB standards. Mr. Eldred stated that Al Benedict of Code Enforcement has completed a code review which gives good guidance as to variances that may be needed.

Mr. Eldred stated that residential amenities will be addressed such as sitting areas, a workout room, picnic areas and access to trails.

Mr. Eldred discussed specific variances that may be needed.

Mr. Eldred introduced Mr. Dick LaCroix who is the Architect on the project.

Mr. LaCroix distributed sketches of the proposed building and stated that his firm has designed Fairport Village Landing, Corn Hill Landing and Packetts Landing which are the same type of architecture as in the proposal.

Mr. LaCroix discussed fire ratings in the proposed building and parking garage and specific materials used to build the proposed building.

Mr. Eldred distributed letters from a couple of businesses in the area in support of the project. Mr. Eldred introduced Mr. Todd Besenah who represents the 4 owners of the properties that would be demolished. Mr. Besenah stated that he introduced himself to the 4 owners of the properties a couple of years ago and basically asked them about their wishes for the project and that they all wanted to see something similar to this project. Mr. Besenah stated that the owners have been very patient and feels that this project will be very good for the Village.

Mr. Eldred stated that they will be pursuing the idea of lining up the entrance of the building with Adams Street and asked the Planning Board if they have any questions.

Mr. Swan asked what the rent would be for the proposed apartments. Mr. Eldred stated that the apartments would be \$1,295-\$1,495 for a 1 to 2 bedroom.

Mr. Van Dyke asked what grocery store they are looking at putting in. Mr. Eldred stated that Dr. Ferris has had conversations with Trader Joes, Harts, Palmers, Aldi and Wegmans Express.

Kathy Rayburn of the Department of Economic Development (LDC) stated that she has tried to get a grocery store in the Village for many years and will be working with Dr. Ferris and his team to help get a grocery in the Village. Ms. Rayburn stated that she thinks that this will be a great project and would be happy to answer any questions.

Mr. Criss stated that the square footage of a grocery store could be an issue as to be profitable they need so many square feet. Mr. Eldred stated that Trader Joes only needs 8,000 square feet and there are specialty grocery stores that can fit into the up to 15,000 square feet that Dr. Ferris is going to allocate for a grocery. Mr. Eldred stated that if more space is needed that there is a total of 28,000 square feet available.

Ms. CHaides stated that it looks like the bottom floor tenants would consist of 3 or 4 tenants. Mr. Eldred stated that 3 or 4 would be the ballpark.

Ms. CHaides stated that the Town Historian, Babette Huber sent the Planning Board some information and along with Cynthia Howk of the Landmark Society are doing an architectural inventory of the Town and Village and has some concern with the project. Mr. Eldred stated that he will meet with Ms. Huber.

Mr. Swan asked if the west side of the building will have balconies. Mr. LaCroix stated that it has not yet been determined but that possibly on the top floor but not on the middle floor. Ms. CHaides asked if the balcony will be large enough for a gas grill. Mr. LaCroix stated that the balcony would be about 40 square feet but would need a sprinkler system and it has not yet been decided and is not part of the concept.

Mr. Kowal asked if they plan on having an exit road through Victor Coal. Mr. Eldred stated that they are working on it but cannot make any promises yet.

Tim Maher/Town of Victor Representing the Ontario County Planning Board
Mr. Maher stated that the County will do a technical review of the concept and comments will be provided by the end of the month.

Mr. Maher stated on behalf of the Victor Merchants Group that in reviewing the concept that from a business perspective that this is something that is wanted in the Village. Mr. Maher stated that this is a spot on project pertaining to walkability.

Mayor Ashton stated that he loves the concept and anything to help support business growth.

Discussion regarding D.O.T. concerns and intersection configuration

Mr. Al Benedict, Town of Victor Code Enforcement, stated that this is a challenging project as far as zoning goes. Mr. Benedict stated that he did a sketch plan review of the project prior to receiving a detailed site plan and made some comments. Mr. Benedict stated that the Planning Board has to review all 17 criteria of 170-12C and agree that all criteria are satisfied in order to allow apartment houses to be constructed. Mr. Benedict stated that he has noted his opinion but that it is up to the Planning Board to determine whether variances are needed.

Mr. Benedict went through his comments and possible variances needed

Ms. CHaides asked Mr. Benedict if the Planning Board could meet with him in a separate meeting to go over his comments. Mr. Benedict stated that he would be glad to.

Resolution #09-16PB

Ferris Terrace

Concept Plan Review

On a motion made by Steven Van Dyke, seconded by Charles Criss, the following resolution was ADOPTED 5 AYES 0 NAYS

WHEREAS, the Planning Board made the following findings of fact:

1. An application was received January 27, 2016 by the Secretary of the Planning Board for a concept plan for Ferris Terrace.
2. The applicant proposes to construct a mixed-use grocery/retail/apartment project to be constructed on approx. 2.65 acres, located across from High Street/Rt. 96 intersection. The development parcel includes 6 parcels that will be consolidated into 1. Four of the parcels are currently used for single-family residential and the other two are vacant. The lands are within the Business and Central Business Districts.
3. The applicant presented to the Planning Board a rendering of the proposed concept plan. Rendering is now on file.

NOW, THEREFORE BE IT RESOLVED that the application of Dr. Bill Ferris, Concept Plan for Ferris Terrace, dated January 27, 2016 **BE APPROVED**.

AND, BE IT FURTHER, RESOLVED, that the Planning Board Secretary distribute the appropriate standard conditions with the Planning Board's approval letter.

Member Reports

Mr. Pearson, Liaison to the Village Board, stated that the budget process has begun and that the Gullace Project has been reintroduced. Mr. Pearson stated that Mayor Ashton had a meeting regarding the Gullace Project and that lead agency was called into question.

Discussion amongst board about Gullace Project lead agency

ADJOURNMENT

Meeting adjourned on a motion at 8:40 PM

Roseanne Turner-Adams, Planning Clerk

