

**A regular meeting of the Village of Victor Planning Board was held on Wednesday, March 23, 2016, at the Village Hall, 60 East Main Street.**

**MEMBERS PRESENT:** Chairperson Meg CHaides  
Member Charles Criss  
Member Steven Van Dyke  
Planning Clerk Roseanne Turner-Adams

**MEMBERS ABSENT:** Member Peter Kowal  
Member Jeffrey Swan

**OTHERS PRESENT:** Mitch Donovan, Rebecca Donovan, Bill Ferris, Al Benedict

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

Salute to the flag.

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**Resolution #10-16PB**  
**Acceptance of Minutes**

On a motion made by Charles Criss, seconded by Steven Van Dyke, the following resolution was ADOPTED 3 AYES 0 NAYS

**Resolved,** to accept the minutes dated February 24, 2016.

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**100 Rawson Road**  
**State Environmental Quality Review (SEQR)/Negative Declaration, Site Plan**

Ms. CHaides stated that JP Schepp of Chatfield Engineers submitted a letter dated February 26, 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 will construct a storm water management facility to mitigate the increase in storm water runoff and to address present storm water treatment standards. The proposed project is an expansion to the existing facility. There will be no significant adverse impacts as a result of the proposed project.”

**Resolution #11-16PB**

**100 Rawson Road**

**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 3 AYES 0 NAYS

**WHEREAS**, the Village of Victor Planning Board reviewed the Unlisted Action on March 23, 2016 and identified no significant impact; and,

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

- An application was received on January 5, 2016 by the Planning Clerk for a Site Plan located at 100 Rawson Road; and,
- The application was reviewed at the January 27 & February 24, 2016 Planning Board Meetings; and,
- The Site Plan, 100 Rawson Road, 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, located at 100 Rawson Road, will not have a significant impact on the environment and that a negative declaration is proposed.

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**Ferris Terrace Informal Discussion with Al Benedict**

Mr. Benedict of the Town of Victor Code Enforcement gave an informal review of the sketch plan for Ferris Terrace which is a proposal to demolish residential structures on 127, 131, 157 and 163 West Main Street, combine said lots with 2 adjacent vacant lots to form one lot on which will be constructed an 85,800 square foot, 3 story structure for

grocery, retail and apartments. The project is located in the Business zoning district and the Central Business overlay district.

Mr. Benedict discussed the fact that it is up to the Planning Board whether the plan complies with all standards mentioned in his report. Mr. Benedict went over each standard in detail. The Planning Board Chairperson and Members asked questions and gained a better understanding of the proposed sketch plan.

It was determined that 3 variances are required which will go to the Zoning Board next as the Planning Board cannot move forward until the variances are granted.

**ADJOURNMENT**

Meeting adjourned on a motion at 8:02 PM

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Roseanne Turner-Adams, Planning Clerk

