

## **Last updated October 2016**

Major projects currently before the Planning Board are listed below with details on the status of the projects. Actions taken are listed as bulleted items.

If you would like to see a project added to this list, or you have questions, please contact the Planning & Zoning office at the Town Hall by phone at 585-742-5040.

### **SILVERTON GLENN SUBDIVISION, SECTION 2**

Wyndham Hill

Subdivision of 15 townhouse units on 5.4 acres with 3.6 acres of conservation easement area and HOA lands.

- Final Subdivision submitted on April 9, 2013
- Approved w/ conditions on May 28, 2013
- Under construction

### **SILVERTON GLENN SUBDIVISION, SECTION 3**

Wyndham Hill & Ashwood Lane

Subdivision of 23 townhouse units on 10 acres with 8.16 acres of conservation easement area and HOA lands.

- Final Subdivision submitted June 24, 2013
- Approved w/ conditions on July 23, 2013
- Under construction

### **SILVERTON GLENN SUBDIVISION, SECTION 4**

Ashwood Lane

Subdivision of 27 townhouse units and 11 patio lots on 17.4 acres

- Final Subdivision submitted August 27, 2014
- Approved w/ conditions on October 14, 2014
- Under construction

### **AUBURN HILLS, SECTION 1**

Subdivision of approximately 91.36 acres into 31 single family lots.

- Final Subdivision submitted 7/5/2011
- Final Subdivision approval granted 8/23/2011
- Section 1 - completed

## **STONINGTON RIDGE (formerly known as Auburn Hills, Section 2)**

Subdivision of approximately 50.4 acres into 40 single family lots.

- Preliminary Subdivision application submitted 7/20/2011
- Public Hearing held on 8/23/2011
- Public Hearing held on 9/27/2011
- Final Subdivision submitted 6/11/2012
- Final Subdivision approved w/conditions on 7/17/2012
- Final Subdivision filed 3/13/2013
- Under Construction

## **TUSCANY HILLS SUBDIVISION (formerly Plastermill Road Subdivision)**

Subdivision of 54 acres into 27 lots.

- Preliminary Subdivision Application received July 10, 2012
- Public Hearing scheduled for 8/14/2012
- Public Hearing scheduled for 11/13/2012
- Preliminary Subdivision approved with conditions on 3/26/2013
- Final Subdivision submitted 4/16/2013
- Final Subdivision approved with conditions 5/28/2013
- Final Subdivision expired on 11/28/2013
- Final Subdivision resubmitted on 2/5/2014
- Final re-approval with conditions 3/27/2014
- Under construction

## **AUBURN CREEK RESIDENTIAL APARTMENT COMMUNITY**

733 State Route 251

Applicant is requesting to rezone the 100 acre site from Light Industrial to Multiple Dwelling and are proposing 184 apartment units. The units include both one and two bedroom apartments, contained within two-story eight (8) unit buildings.

- Planning Board approved recommendation to Town Board for rezoning on 12/14/10
- Town Board seeking Lead Agency status for SEQR compliance
- Lead Agency determination 6/14/2011
- ZBA granted front setback variance on 9/6/2011
- Negative Declaration & Site Plan approval granted by Planning Board on 9/27/2011
- Under Construction

## **VICTOR CROSSING (formerly known as Victor Commerce Park)**

Benderson Development, NYS Route 96

- Applicant submitted a preliminary final environmental impact statement (EIS) for review by the board. The document proposes a reduced square footage development of three

hundred nine thousand, seven hundred eighty-seven (309,787) square feet of retail in two buildings and thirteen thousand five hundred (13,500) square feet for two (2) restaurants.

- Scheduled for Final Environmental Impact Statement discussion on 9/13/2005 but was withdrawn from agenda by applicant.
- Applicant's representative indicated additional material will be submitted to the Planning board in February or March (2006).
- Applicant submitted "draft" FEIS on 5/25/2006 with revisions on 6/5/2006. Scheduled for completeness determination 7/18/2006.
- Planning Board voted to prepare the FEIS and make completeness determination by 8/8/2006 meeting.
- The August 2006 Final Environmental Impact Statement is available online at Benderson's Victor Commerce Park website.
- FEIS adopted on 9/26/2006
- Informal discussion on revised Site Plan held on 10/17/2006.
- Amended Site Plan and Subdivision application submitted on 12/12/2006 for the construction of not more than 323,387 square feet of retail and restaurant space, associated parking and site improvements.
- A modified site plan application was received by the Planning Board in December 2007. The application was to modify the approved site plan building footprint to accommodate a proposed Kohl's store. The overall development square footage of 323,287 square feet will remain the same. The Planning Board approved the site plan modification on June 17, 2008.
- Wal-Mart complete
- Kohl's complete
- Applicant returned to Planning Board on 2/8/11 to request a minor site plan modification to accommodate proposed tenants as well as to add an upgraded sidewalk plan throughout the shopping center and a pedestrian-centered focal point.
- Applicant returned to PB February 2015 to request modification to 2006 Findings Statement to eliminate the 11:00 PM to 7:00 AM operating hours restriction
- Public Hearing held June 9, 2015

## **LEHIGH CROSSING**

County Road #42 (Wangum Road)

Applicant returned to Planning Board requesting to subdivide 56.3 acres into a 12 lot industrial park with a maximum square footage of 535,000. This project will be developed in two phases with six (6) lots in each.

- Preliminary Subdivision application submitted 6/9/2010
- LEAD AGENCY was established at the 8/24/10 meeting
- Negative Declaration issued 3/8/2011
- Preliminary Subdivision approval granted 4/2/2011

## **Lehigh Crossing, Section 1**

County Road #42 (Wangum Road)

Subdivision of 27.9 acres into 6 lots

- Final Plan submitted on 9/27/2011
- Approved with conditions on 1/10/2012

### **Lehigh Crossing, Lot 1**

Lehigh Crossing

Site plan for the construction of a 20,000 square foot flex space building designed for office/manufacturing/warehouse space.

- Site plan submitted on June 4, 2013
- Site plan approved w/ conditions on July 23, 2013
- Completed

### **LEHIGH CROSSING, LOT #3 EXPANSION**

Lehigh Crossing

Construction of 14,725 sq. ft. single story addition along with combining lots R-2 and R-3 to create a single lot consisting of 8.265 acres for Finger Lakes Technologies.

- Site plan submitted 4/7/2015
- Planning Board review on 5/12/2015
- Planning Board granted approval with conditions on 5/12/2015
- First 90-day extension of time granted on approval on 11/17/2015

### **LEHIGH CROSSING, LOT #10**

Lehigh Crossing

Construction of a 15,000 sq. ft. single story building.

- Site plan submitted 5/8/2015
- Planning Board review on 6/9/2015
- Planning Board granted approval with conditions on 6/9/2015
- Construction started August 2015
- Completed December 2015

### **LEHIGH CROSSING, LOT #11**

Lehigh Crossing

Construction of a 20,600 sq. ft. building.

- Site plan received 6/11/2015
- Planning Board initial review on 7/14/2015
- Planning Board granted approval with conditions on 7/28/2105
- Completed

### **LEHIGH CROSSING, LOT #12**

Lehigh Crossing

Construction of a 20,000 sq. ft. building.

- Site plan received on 6/11/2015

- Planning Board initial review on 7/14/2015
- Planning Board granted approval with conditions on 7/28/2105
- Completed

## **LEHIGH CROSSING, SECTION 2**

Lehigh Crossing

Final Subdivision of 28.4 acres into 6 lots.

- Final subdivision received 4/22/2015
- Planning Board reviewed application on 5/26/2015
- Planning Board granted final review on 5/26/2015
- Planning Board granted a 90 day extension of time on 11/17/2015
- Under Construction

## **FISHERS RIDGE**

State Route 96

The project is planned to be developed in states and to ultimately include approximately 750,000 square feet of building floor area, including approximately 550,000 square feet of commercial space, a 100,000 square foot hotel and approximately 100,000 square feet of office and residential space. The application is under the State Environmental Quality Review (SEQR) process. The basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review and decision making processes of state, regional and local government agencies at the earliest possible time. To accomplish this, SEQR requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant impact on the environment, and if it is determined that the proposed project may have a significant adverse impact, an environmental impact statement is prepared. The Planning Board had determined themselves to be Lead Agency on this project. They also issued a Positive Declaration which means that the proposed action may result in a significant adverse impact on the environment and therefore, a Draft Environmental Impact Statement must be prepared. A scoping hearing was held in December of 2007 and January of 2008 to focus the environmental impact statement on potentially significant adverse impact and to eliminate consideration of those impacts that are irrelevant or non-significant. The scoping outline of issues was adopted by the Planning Board on February 12, 2008.

- See Update under separate tab on Town PB Projects Page

## **VALENTOWN PLAZA, LOT #3**

State Route 96 & High Street

Site Plan amendment to construct a 25,000 one story building where 20,700 sf was previously approved.

- Site Plan application submitted 1/21/2014
- Ontario County Planning Board reviewed & approved with modifications on 2/12/2014
- Site Plan approved w/conditions on 4/18/2014
- Building Permit Issued 9/15/2015

### **HISTORIC HIGH POINT RETAIL, PHASE 3**

High Street and State Route 96

Site Plan for the development of a 3.4 acre parcel with the construction of two retail buildings. One building will be approximately 15,000 sq ft and the second will be approx 10,000 sq ft.

- Site Plan submitted 8/28/2013
- Site Plan approved w/conditions 9/24/2013
- Completed

### **BALLERINA COURT (Formally McMahan Subdivision)**

McMahan Road

Applicant is requesting to subdivide 59.6 acres into 71 single family lots.

- Submitted 9/4/2012
- LEAD AGENCY approved 10/9/2012
- Public Hearing 10/9/2012
- Preliminary plan approved with conditions on 5/14/2013

### **BALLERINA COURT, PHASE 1**

McMahan Road

Subdivision of 18.755 acres into 23 single family lots.

- Submitted 6/28/2013
- Approved 8/13/2013
- First 90 day extension granted on 2/12/2014
- Second 90 day extension granted on 5/13/2014
- Final Approved 12/4/14
- Building Permits being issued

### **BALLERINA COURT, PHASE 2**

McMahan Road

- Subdivision of the remaining 48 lots.
- Final subdivision application received 3/22/2016
- Public Hearing held on 4/26/2016
- Planning Board granted final approval on 4/26/2016
- Project under construction

## **PINNACLE ATHLETIC CAMPUS**

Phillips Road

Applicant has requested to rezone 94 acres into a Planned Development District to allow for the development of a health and wellness athletic campus/complex.

- Received by Town Board 10/11/2012
- Referred to Planning Board 11/13/2012
- Recommendation to Town Board from Planning Board 12/11/2012
- Town Board rezoned on 4/8/2013
- Site Plan application received on 5/23/2013
- Negative Declaration issued on 2/12/2014
- Site Plan for Phase 1 approved on 2/12/2014
- Completed

## **GULLACE PROPERTY**

Lynaugh Road & County Road #9 (Church Street)

Construction of 100 residential apartments, a community clubhouse & pool, 15 single family lots on 21.6 acres. The 15 single family lots will be within the Village limits.

- Sketch plan submitted to the Town Planning Board on May 21, 2013
- Sketch plan application deemed complete by the Town Planning Board on August 27, 2013
- Site Plan application received 4/30/2014
- Revised Concept Plan submitted 4/1/15

## **HERITAGE PACKAGING**

Fishers Run

Site plan for the construction of a one story office/manufacturing/warehouse building consisting of 9,500 square feet of office, 28,200 square feet of production and 18,150 square feet of warehouse.

- Site plan submitted April 23, 2013
- Site plan approved with conditions June 25, 2013
- First 90 day extension approved 6/10/2014
- Approved 12/24/14

## **EASTGATE SQUARE**

Turk Hill Road & State Route 96

Site plan modification for the construction of an additional 21,108 square feet to include a 4,000 square foot out building and a 17,108 square foot addition to the existing retail building.

- Site plan submitted August 6, 2013
- Site Plan approval granted on 11/12/2013

- Completed

### **ANTON RISE SUBDIVISION (formerly Antonelli Subdivision)**

County Road #9

Subdivision of 14.2 acres into 14 single family lots

- Sketch plan accepted as complete on 9/24/2013
- Preliminary subdivision submitted on 8/21/2013
- Public Hearing held on preliminary subdivision on 10/8/2013
- Ontario County Planning Board review on 10/9/2013
- Planning Board assumed Lead Agency on 12/3/2013
- Preliminary subdivision approval granted by PB on 12/3/2013
- Final Subdivision submitted on 11/12/2013
- Final Subdivision approval granted by PB on 12/17/2013
- Under construction / Building permits being issued

### **VICTOR CHEVROLET – Parking Lot**

7200 Route 96

The site consists of 17.9 acres which has an existing building. Applicant is requesting to construct two parking areas. The western lot to provide 188 display spaces fully accessible to customers. The eastern lot to provide 198 inventory spaces which will be inaccessible to the public by a gate.

- Revised plan and material received 5/27/2014
- Special Use Permit approval 7/22/2014
- Site plan approval with conditions 7/22/2014
- Completed

### **VICTOR CHEVROLET**

7200 Route 96

Applicant is requesting site plan approval to construct a 34,600 sf building and remove existing building.

- Site plan application received 12/29/14
- Appeared before PB for initial presentation on 1/27/15
- Appeared before PB on 3/10/15 for site plan and architecture review
- Approved with Conditions
- Completed 9-2016

### **HIGH POINT BUSINESS PARK LOT 3, BUILDING 200**

209 High Point Drive

Applicant is requesting approval of revised site plan for Lot 3, building 200. The general layout and building configuration remain the same at 120,000 sf. The proposed underground parking will now be accessed at the north side of building instead of the west side.

- Received modification to the site plan application 3/20/2014
- Site plan modification approved 5/13/2014
- Completed

### **PANERA BREAD**

7651 State Route 96

Applicant is requesting to remove existing building on site and construct a 4,300 sf Panera Bread facility with drive through and a “standalone” drive up ATM facility.

- Received application 10/9/14
- Approved 1/13/15
- Completed

### **MEADOWS BUSINESS PARK**

930 Old Dutch Road

Applicant is requesting final approval for 3 lots on 24.8 acres

- Received final approval 12/2/14
- Site plan submitted to construct a 17,133 sf building on Lot 2 received 8/12/14
- Site plan approval 12/2/14
- Building permit application received 12/12/14
- Completed

### **VICTOR COMMUNITY CHURCH**

State Route 215

Site Plan for a 6,000 sq. ft. building addition and expansion of parking area.

- Received 5/5/2015
- County Planning Board review on 6/10/2105
- Area variance granted 8/3/2015
- Site plan approval granted 8/25/2015
- Under construction

### **SOUTHGATE HILLS SUBDIVISION (formerly known as East Victor Road Property)**

East Victor Road

Subdivision of approximately 56 acres into 28 lots.

- Sketch plan received on 10/13/2015
- Sketch plan application deemed complete by Planning Board on 12/1/2015
- Preliminary subdivision application received on 4/5/2016
- Preliminary public hearing held on 5/10/2016
- Preliminary subdivision approved on 7/26/2016
- Final subdivision application received on 7/21/2016
- Final subdivision approved on 8/23/2016
- Under construction

### **DRUMLINS, SECTION 3, PHASE 3**

Chapel Hill Drive

Subdivision of 6.2 acres into 20 lots, completing the Drumlins Townhouse development.

- Final subdivision application received on 12/1/2015
- Planning Board review and approval granted with conditions on 1/26/2016
- Under construction

### **CONSERVE**

County Road 42

Site Plan for the construction of a 99,512 sq. ft. single story office building on 18.5 acres for a single tenant. Phase I would include the building and approximately 706 parking spaces.

- Site plan received 9/6/2016
- Planning Board requested Lead Agency on 9/13/2016
- Public Hearing held on 10/11/2016

### **TIMBERVIEW ESTATES**

Cline Road

Subdivision of 74.4 acres into 26 single family lots.

- Sketch Plan received 7/7/2016
- Planning Board reviewed Sketch Plan on 8/9/2016