
REGULAR MEETING OF THE VICTOR PLANNING BOARD, DECEMBER 3, 2013

NOTE: Per Robert Freeman Esq., NYS DOS director of Committee for Open Government, addresses of individuals listed in these minutes have been removed. Complete minutes are available in the Town Clerk's office during regular business hours.

~~Mr. Benedict – Just to add that Kim (Kinsella), Sean (McAdoo) and myself sat down and offered some wording and I believe it's proposed to Donnie (Young) that basically says that once an application is submitted to the Codes & Development Office, there is no activity period without any approval of the Planning Board or the Code Enforcement Office other than to bush hog some trails to do some surveying, etc.~~

~~Chairman Logan – So the drawings are not yet filed? (No) And they went ahead and did some site clearing?~~

~~Mr. Benedict – Correct. They are basically doing logging, they're not cutting everything there, they are cutting the prime larger trees.~~

~~Chairman Logan – In the places that we set the most restrictive areas. I did see some pictures and I thank you for doing that. You're right, you'd expect them not to do any work in those areas that were most restrictive conservation easements on their plans. So we'll have to talk about that at our staff meeting. Thank you~~

~~Planning Board reported on by Kim Kinsella~~

- ~~• December 17th meeting
 - ~~○ Public Hearing
 - ~~▪ Silverton Glenn Lamp Posts~~~~
 - ~~○ Decision
 - ~~▪ Rochester Linoleum & Carpet~~
 - ~~▪ Any carry over's~~~~
 - ~~○ Informal Discussions
 - ~~▪ Valentown Corners Plaza, Lot #3~~
 - ~~▪ Morgan Management Apartments~~~~~~

~~The Legal Notice was read which ran one time in the Daily Messenger.~~

PUBLIC HEARING:

PINNACLE ATHLETIC CAMPUS, PHASE I
Phillips Road

Appl No 17-SP13

Applicant is requesting to develop a 109,000 sf indoor athletic facility and office space. Public Hearing is related to the DEIS (Draft Environmental Impact Statement).

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Chairman Logan - This public hearing is to give the public one more opportunity to comment on outstanding items. As the Board has gone through review of this project, we have found that there are some items that are sensitive in nature and felt that as a Positive Declaration it gives the applicant and the Board the opportunity to better define what the criteria will be moving forward with the evaluation of each phase they wish to progress on the site. The public comment period closes at the next Board meeting so we will be taking written comments until then. (*Written comments will be accepted until December 13, 2013*)

Chairman Logan asked Mr. Jim Ludwig, the applicant to do a summary of the project.

Mr. Ludwig from 7096 Dryer Road – I'm joined here tonight by my partners Dan Bree and Dan Ludwig presenting the status of the Pinnacle Athletic Center. About a dozen years ago, I started this idea and having children involved in sports for all of those years, we recognized the need for a facility like this in the town. Having worked with a number of athletes over many years, we went ahead with the idea, brought it to the Town Board and the property was eventually rezoned from Light Industrial to a Planned Development District and then presented our idea to the Planning Board. It has evolved into a number of phases; Phase 1 as you see on the screen in front of you is really outlined and defined as simply an indoor athletic facility comprised of both turf and hard cork along with a number of associated offices that will house different types of similarly related businesses; physical therapy, wellness center and things like that. So we really define that as Phase 1.

We've been through a number of stages. As issues were developed over time, we addressed the soil situation with regards to the landfill to the ---- side to the south. The reports are all available. The soils tested quite well.

We addressed traffic, the Town Traffic Engineer has that report. In Phase 1, it was shown to have no impact on existing traffic.

We also addressed the sewer system. Originally, there were some sanitary sewer issues that were most recently found not to be issues based upon some of the updates that Dave Degear and his staff did along with LaBella and I won't speak to what those findings were other than the fact that they were summarized as being a non issue. Am I correct Wes in making that statement having gone from what we thought was 20 hours a day to running about 4 hours a day for running the pumps?

Mr. Pettee – That's right. There was a pump station previously thought to be working very close to or at capacity. More recently, the Town of Farmington Water and Sewer Dept went out and did some smoke testing to identify potential areas where storm (rain) water might be entering the sanitary sewer system. They found there were several clean out caps that were missing off of the sanitary sewer system so rain waters from parking lots were entering the sanitary sewer. So they have since replaced those caps and we found and monitored for a short period of time, we saw

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the run times for that pump station go down. At this point, we are under the impression that Phase 1 can be accommodated without a problem.

Mr. Ludwig – The last issue that we were asked to address was the wetland study. We did a wetland delineation. It wasn't fully available at the last meeting but I believe that's part of this package now and I know that it's part of the DEIS so I know that's been addressed as well. There is a summary page in there that you all have access to as well.

So where we are at this point in time is the Planning Board voted to give us a Positive Declaration which then prompted the DEIS process and part of that process is this public hearing and I'd be happy to answer any questions.

Chairman Logan – So this is the public hearing part. I would like to keep your comments to approximately 3 minutes. If you need more time, what we would ask is that you put your comments in writing and submit them to Kim Kinsella at the Planning Board office either tonight or before the next Board meeting (*comments must be in Planning/Zoning office by Friday, December 13, 2013*). They will definitely get put in as part of this record.

Also please limit your comments to the DEIS and the adequacy or inadequacy of that statement. Of course we have this document and it is available in CD form from the Town or if you wish to look at it in written form, you can come to the Planning and Zoning office (*also at the Town Clerk's office*) and take a look at it. It is also on the Town of Victor's website.

Chairman Logan asked for a public comment.

Mr. Gary Helming – I'm representing Ratnik Industries which H Ronald Ratnik owns the two lots which abut to the property to the north and goes right across the property line. We sent out on October 1st which should have been in your October packet, a list of questions that we want briefly answered. We have not heard a response from the Planning Board in writing back.

I guess our big question is, when we looked at this, we actually operate an industrial...we manufacture there. When you look at plan development aspects on your drawing that you have in front of you, it's not 109 ft, it's 130 something on the board. What seems to be an interest to us, there seems to be no barrier between industrial and the Planned Development that you folks have at this time. The only reason this concerns us is we're not against the project at all, what concerns us is #1 the water flow from the parking lot and the building pitch heading towards the property of the second lot and having some type of barrier distance between the manufacturing facility which would include having semi trucks pull in and back in, as you can see the one loading dock. And if we expand to the west on the property which is owned by Ron, what kind of impact would that have on kids getting out of cars, that type of thing. We've seen nothing by the developer to show any kind of barrier as in fencing or something to keep kids out of the property. I'm not against the whole project, we'd like to see safety first with the kids involved

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and safety first would mean some type of barrier between an industrial manufacturer and the park. I mean when kids come in, I had kids that played sports and when you get 4 hours of driving, sometimes they don't make it in to go to the bathroom, that type of thing. We would just like to see some type of protection put across.

Then the pitch of the building, from what we gathered from pictures, all of the drainage is heading towards the two lots. Then you're covering that parking lot which now is drainage. So there is a lot of water. The hills dips away as you probably have walked it at the open house and things. So it concerns us a lot. We're trying to keep public usage of the driveway, the facilities, the property if we store trailers, we have equipment outside and fenced areas. We're trying to keep all of that from being ----- on. We're also looking at trying to somehow, even if they were able to drop that building, I don't know what a 109 sf building looks, I'm looking at 13 up there but if they were to drop that down and create a barrier. I don't think it's asking too much when you look at it because with any of these Planned Developments if you look at other towns, they try to separate between the zonings with some type of buffer historically. It seems there's not much there, maybe 20 ft of buffer. But there is no call in the project for any type of fencing or protection to keep the kids from wandering across. I don't know if there is something in the planning of that.

Chairman Logan – I suggest that when we get to reviewing the actual site plan, that kind of comment would certainly be addressed in the layout of the bldgs, the parking areas, the drainage run off, all the engineering design. To his point Jim, if you'd like to make a quick comment.

Mr. Helming – The last thing, can we expect a written letter back on our questions that were in your packet?

Chairman Logan – I think they're going to be addressed in the DEIS. I can't answer that at the moment, we'll look to address those specific comments in your letter as best we can. The developer certainly will ask for responses and we can provide copies to those responses to you folks.

Mr. Helming – Fantastic, thank you.

Mr. Ludwig – Actually as part of the process, we haven't been able to submit our final site plan but that's already been addressed in there as regards to the buffer and safety. So we have that covered. With regards to pitch, water, run off, we have to do that, that's part of the process. Unfortunately we're not there yet.

Chairman Logan – That's a site plan issue, so I think we can deal with that then.

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Mr. George Snyder from 304 High Street – I just came to say a couple of positive things. This is probably off from what you want to speak about but kids need a destination. All of us older people and the middle class people talk about a destination. Well the kids need a destination. This is it. This is a place for the kids to go. They are in need of something to get them off of the street. The other positive thing is, you're developing an old gravel pit. Look at the adjoining property, they ----- off the gravel pit there, fill it up with trash, call it a dump, it became a landfill and now you can't do anything with it. The developers are doing a great job. They are going to fill in that old gravel pit, level it off, build a nice sports complex there. I think it's all positive.

Chairman Logan – That's great, we always appreciate positive comments too. I'm sure the developer doesn't mind hearing that as well. Thanks for your input.

Mr. Kevin Gallagher from 1471 Fraser Way – As a father of a young child, two are involved in sports here in Victor and I'm sure you guys are aware, we ----- sports down here. Right now we travel to different destinations. We have to go to Greece, we go to Henrietta and we have to go everywhere else but our own backyard in search of a facility such as what Jim is proposing here. Knowing Jim for a couple of years, he's just an amazing guy with the kids, he's a great guy, an outstanding guy. There's a lot of people in this town that are supporting a project like this. I'm surprised that there aren't more people here quite frankly because I deal with the baseball community day in and day out and everybody is really for this.

Chairman Logan – The good thing about this is we have a third opportunity for the public to comment on this project, once before the Town Board and also before this Board. Again, thanks for your comments.

Chairman Logan asked for more comments from the public. There were none, the public hearing was closed.

On motion by Ernie Santoro, seconded by Dan Benulis the public hearing was closed.

Joe Logan	Aye
Dan Benulis	Aye
Ernie Santoro	Aye
Kurt Bernier	Absent
Al Gallina	Aye
Heather Zollo	Absent

Approved 4 Ayes, 0 Nays

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Chairman Logan asked the Board for comments.

Mr. Gallina – We've certainly been at this process for a while and I certainly think LaBella has done a nice job of documenting the Environmental Impact Study which is very comprehensive. So I would encourage anyone in the public that has any remaining questions or uncertainties to refer to the document because it's very extensive.

Mr. Santoro – I agree with Al and that there are going to be a lot of opportunities for the Board to comment when the site plan is before us.

Mr. Benulis – I concur with what I just heard.

Mr. Young – The work has continued on this project since the DEIS was submitted. One of the things the developer mentioned was the wetland study. I don't know if what the engineer mentioned about additional analysis for the sewer was included in the DEIS or was supposed to be.

Mr. Pettee – That's included in the DEIS.

Mr. Young – But to the extent that there are any studies that have been done that aren't in the DEIS? It's in our best interest to make it part of the DEIS. So I think that is something I think the Planning Board is planning on doing. That includes, I believe there are some additional traffic analysis out there from our Traffic Engineer. So we'll just be working together to make sure all of that gets included in the FEIS.

Chairman Logan – We have forwarded this document to quite a few interested and involved agencies. Most specifically we wanted comments from our Traffic Engineer, Town of Farmington Water and Sewer District to address the sewer and traffic issues especially and also our environmental consultant EDR. We'll be getting those comments back from them to respond from anything that comes from the Board and they will be incorporated into the FEIS.

Mr. Pettee – I'll just say for those who are not familiar with the DEIS and the FEIS, that's going to be the foundation for the Planning Board to make its decision. The EIS (Environmental Impact Statement) is an informative document and it provides an analysis of the environmental impacts and provides the information that is necessary for the Planning Board to make an informed decision on the site plan application itself. After the FEIS has been issued, there will be a 10 day period after that and the Planning Board will make findings with regards to the SEQR (State Environmental Quality Review) act and that will be the foundation for an action on the site plan itself.

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Chairman Logan – And any phases moving forward and I have asked LaBella and Clark Patterson Lee (traffic engineers) to address specifically for this document, thresholds that might trigger additional or mitigating measures that will be necessary to advance beyond a particular phase. So they might be able to do 10 phases, the first 5 which don't require additional mitigating factors but beyond that, they may. That gives us and the applicant clear direction on how to address those moving forward.

The discussion ended at this point.

DECISION:

ANTONELLI SUBDIVISION

Co Rd 9

Appl No 1-PS-13

Applicant is requesting to subdivide 14.2 acres into 14 single family lots.

Mr. Gary Smith from Parrone Engineering

Mr. Smith – We are here before the Board requesting Preliminary approval for the Antonelli Subdivision. We were before the Board October 22nd and we have since received staff comments, we've met with staff, and we've revised plans to address staff comments. One of the things that came up at the meeting was with regards to a trail within the subdivision. We contacted Brian Emelson who forwarded us on to Dave Wright. We met with Dave Wright and went over the site and possibilities and what we've come through with is that it is basically a clustered development and the houses are closer together. The areas that are open, that would allow for a trail to be built are very steep slopes, in order for a trail to be built, there would have to be some switch backs for the general public to use which would impact the natural resources on the conservation easement to the point where it would be significant. Also, the fact that there isn't a trail easement that is adjacent to the site. The closest one is Colyer Crossing which is 3 or 4 lots down and also one down Aldridge Road which is an additional 3 or 4 lots down. Since there is no connectivity now, a trail easement wouldn't be required.

Also, one of the comments was about the cul-de-sac. We addressed the cul-de-sac modifying it to meet the Department of Public Works requirements. We did look at revising the lot sizes to see if we could do anything. The problem that we have is the conservation easement is between Lots 12 and 13 which is the steepest slope area. So what we are trying to do is develop around that. Consequently trying to move another lot over here, because we're pinched with this, we're kind of limited to what we can do without going further and having additional

New York State Department of Environmental Conservation

Division of Environmental Permits - Region 8

6274 East Avon-Lima Road, Avon, New York 14414-9516

Phone: (585) 226-5400 FAX: (585) 226-2830

Website: www.dec.ny.gov



Joe Martens
Commissioner

December 13, 2013

Ms. Kimberly Kinsella, Development Coordinator
Town of Victor
85 East Main Street
Victor, NY 14654

RECEIVED

DEC 16 2013

TOWN OF VICTOR
PLANNING BOARD

RE: Pinnacle Athletic Campus
Comments on DEIS completed November 13, 2013
Clearinghouse Number: 5219
Town of Victor, Ontario County

Dear Ms. Kinsella;

The Department has reviewed the Draft Environmental Impact Statement (DEIS) for the proposed Pinnacle Athletic Campus (PAC). As proposed, the project area covers 94 acres to be developed in two phases in the Town of Victor, Ontario County. The SEQR review is encompassing the entire 94 acre development project. Detailed plans are included for Phase I which includes the development of 20 acres to be accessed off Phillips Road, the construction of a 135,000 square foot multi-sport facility and approximately 800 parking spaces. Phase II proposes construction of a 25,000 square foot multi-sport facility, 5 medical/commercial buildings, possibly 2 hotels, 4 athletic fields on 23 acres, alternative outdoor sports area and a new road to access the site via Route 42 on the remaining 74 acres. The Auburn and LeHigh Trails transect the site. The Auburn Trail and the unnamed tributary to the Irondequoit Creek will require crossing to access the 23 acres with the athletic fields.

SEQR lead agency concurrence was provided by the Department in a July 22, 2013 comment letter, a copy of which is attached. The Department is an involved agency due to several permit jurisdictions. The Department will require specific information so that we can make SEQR Findings associated with the various permit jurisdictions including a possible Article 15 Protection of Waters permit, pursuant to 6NYCRR Part 608 for any disturbance to the bed or banks of the protected unnamed tributaries to the Irondequoit Creek during the course of Phase II. Since Phase II of the project may require permitting from the Army Corp of Engineers (ACOE), the Department may be required to provide a 401 Water Quality Certification. Both phases of the project will require SPDES Stormwater permits for Construction. Therefore, based on our review of the circulated DEIS, the Department offers the following comments:

Page 3, Appendix F, Engineering Report, Floodplain: The area where a road will be constructed to cross the floodplain to access the playing fields may require a permit from the local municipality if any fill is brought into the floodplain. If fill is proposed, a complete review of and mitigation plan prepared for potential impacts to downstream areas with respect to potential exacerbated flooding should be included in the SEQR record.

Page 5, Appendix E, F and G, Adjacent Landfill: Based on the Department staff's knowledge of the adjacent landfill site, the Environmental Subsurface Investigation dated August 8, 2013 in Appendix G is too limited in the scope and detail to allow determination of whether landfill gas is migrating from the

landfill site to the proposed project site. Please explain how the Town plans to evaluate the potential for such gas migration and any potential resulting safety concern, and to require the project sponsor to avoid and minimize adverse impacts as required under SEQR.

As the basis for that evaluation, DEC staff suggests that comprehensive soil gas investigation for the project site should be completed using 6 NYCRR Part 360-2.15 (a)(2) as the guideline for that investigation. The soil gas evaluation should address the entire stratigraphic section above the water table. The possibility of landfill gas migration should be thoroughly defined. Also, any design for a "topsoil cap" in the proposed adjacent athletic fields to the west of the landfill should address the effect that capping may have on the migration of landfill gas. With respect to potential migration of landfill gas, adequate design and construction of structures should be considered. Therefore, the Town should consider what can be required of the developer to avoid and mitigate any potential gas impacts resulting from locating any buildings adjacent to a landfill. For example, consideration might be given to installation of a permanent subsurface gas monitoring system for the PAC and pre-planned foundation venting systems.

Additionally, Draft EIS maps and site diagrams are not prepared with a level of precision that shows whether any part of the adjacent landfill is actually located on any real property parcel comprising the project site. (As you are aware, previously the project site parcels had been part of the landfill site.) Is any part of the adjacent landfill located on the project site? At a minimum, the SEQR record should provide a detailed property map prepared and stamped by a NYS licensed surveyor showing at least the project parcels' property boundaries with the landfill site, the limits of the western portion of the closed landfill footprint and all landfill-related monitoring wells and stormwater retention ponds on the project site /PAC property. If such a survey map shows that the actual landfill does overlap onto the project site, please explain how the Town plans to evaluate the potential for any environmental concerns which might arise if the landfill proper is actually located on the project site, and to require the project sponsor to avoid and minimize adverse impacts as required under SEQR?

Further, access to the monitoring wells and stormwater retention ponds is needed for maintenance and monitoring of the landfill over time. Please explain how the Town assures DEC and other appropriate parties are assured access to allow landfill maintenance monitoring.

Should you have any questions in regard to the landfill, you may contact the DEC Regional Materials Management Engineer at 585-226-5408.

Page 6, Sewer: The site will be served by the Town of Victor sewer system. The FEIS should address if there is adequate capacity to serve the development.

Page 7, 24, Federal Wetlands: It is stated that a total of 18 federal wetlands have been located on the site, however only 2 of them are considered jurisdictional by the wetland consultant. An ACOE jurisdictional letter must be provided to confirm this statement. The Department may be required to provide a 401 Water Quality Certification depending upon permits provided by the ACOE.

Page 11 and 12, 28, Traffic: For your information there is a proposed 100 acre Fishers Ridge project located northeast of Route 96 near Rowley Road. The sponsor may want to consider including the traffic impact from this development and also inform the Department if there is a potential for road reconstruction or expansion that may require permitting from our office.

Page 6, Streams: Phase II of the project proposes the following three areas of impact to two unnamed tributaries to the Irondequoit Creek: site grading for building #1, road construction across the Auburn

trail and the stream to access the outdoor sports facility and its associated parking lot. An Article 15 Protection of Waters permit, pursuant to 6 NYCRR Part 608, will be required for any disturbance of bed or banks of these tributaries. By copy of this letter, the applicant is urged to apply to the Department for the necessary permits to determine if mitigation or restrictive dates are required for certain aspects of the project. Typical restrictive dates are October 1 – June 15. Project redesign may be required and this should be accomplished early during project planning. See additional comments below on streams below under Page 22, Riparian Stream Setback.

Page 22, Riparian Stream Setback: The DEIS states that the minimum setback from the stream required by the Town of Victor will be accommodated. Please let us know what that setback is. In order for the Department to make Findings related to the Protection of Waters Permit, we request that the potential impacts to the stream be fully evaluated in the town's SEQR record. Please discuss the protection of the stream with respect to the following:

Streamsides, some health of streams depends in large part on the condition of the streamside. Over the past two decades, research has shown that naturally vegetated corridors along streams perform numerous services essential for human health and welfare. Healthy stream corridors can reduce floods; trap sediment; remove dissolved contaminants; provide shade; contribute leaf matter (important for insect food and fish habitat); provide wildlife habitat; offer recreational opportunities; and increase aesthetic value and desirability of a property.

In order to protect the stream corridor the following must be provided during all construction phases of the project:

- Maintain a healthy, vegetated streamside buffer by preserving trees and shrubs along the stream edge and limiting clearing to removing large branches that fall into the stream and divert streamflow and cause erosion.
- Control water flow through the streamside buffer to filter contaminants and reduce erosion by managing stormwater runoff from dwellings to prevent channelized flow; minimizing impervious areas near the streamside by using stone or brick instead of pavement for driveways and walkways; and excluding vehicles, livestock, or excessive pedestrian traffic.
- Prevent contaminants from entering the stream corridor by minimizing or eliminating buffer area exposure to fertilizer, herbicides, pesticide, animal waste, household and automotive chemicals, trash, debris, and piles of leaf litter and by maintaining septic systems.
- Maintain existing vegetation which provides shading and maintains cooler temperatures. Any clearing of vegetation that may affect the temperature of the stream could affect the trout habitat. Trout are extremely sensitive to temperature and require cold temperatures for survival and reproduction.

PLEASE NOTE: although the Department does not have permit jurisdiction for the Phase I construction as planned, there will be Article 15 permit requirements for Phase II. **We recommend that the Article 15 Protection of Waters permit application be submitted and approved prior to any site work for Phase I or other phases so that the Department can fully consider all potential impacts and mitigation measures in our review process.** *No negative impacts to the stream should occur during*

the construction of Phase I, such as clearing of any vegetation within the riparian area of the stream.

Additional Comments from DEC Minerals Division: We recommend the following issues be included in the SEQR Record.

Genesee Sand and Gravel LLC currently hold a mining permit for the property that is being proposed for development. We will continue to regulate this mine under the Mined Land Reclamation Law until the site is reclaimed in accordance with the approved reclamation plan on file in our office, or until site plan approval is granted by the town, and the site reclaimed through project development. Please provide the following information in relation to the mine:

- Describe the relationship of the proposed development to the mining operation.
- Is it your intension to continue mining at this facility, and if so, how will this affect the approved reclamation plans on file with the Department?
- Provide a proposed schedule for converting from the mine operation to the development project.
- For your information, the mine is currently under permit to allow the importation of approximately 25,000 cubic yards of clean material from an off-site location known as College Town, located in the City of Rochester. This information was not provided in the DEIS. The fill is being placed in the area of Phase I where the building footprint and parking lots will be located. According to a Mined Land Reclamation permit modification application, prepared by LaBella Associates, dated September 24, 2013, the material consists of native and reworked native soil with trace amounts of concrete and bricks. Chemicals of concern were tested by LaBella, where 13 of the 58 sampling results did not meet the NYSDEC Unrestricted Use Soil Cleanup Objective (SCO). According to the permit, soils will be segregated at the College Town site and are not proposed for placement at the mine.

We will consider your responses, or any additional information provided by the project sponsor in determining if a Mined Land Reclamation modification to the current mining permit is needed. If one is needed, the Department will require this modification request be submitted at the same time as the other permit applications so that the Department can do a comprehensive review at one time. Should you have questions in regard to the gravel mine permitting you may call the DEC Division of Mineral Resources at 585-226-5375.

In summary, this letter includes a discussion of requirements so that they may be considered in the SEQR process and the environmental review record can be developed so that the Department can issue SEQR Findings at the appropriate time. We ask that these concerns and recommendations be addressed in the FEIS. Should you have any questions, please contact me at 585-226-5402 or mtbinder@gw.dec.state.ny.us.

Sincerely,



Mary Binder
Environmental Analyst
Division of Environmental Permits

Attachment: July 22, 2013 Clearinghouse Letter

Cc without attachment: D. Bree, Genesee Sand and Gravel, LLC

Phillips Road LLC
Clipper Enterprises

Ecc without attachment:

LaBella Associates, PC
Earth Dimensions, Inc.
L. Schwartz, R8 General Counsel
R. McDonough, R8 Permits
S. Sheeley, R8 Regional Permit Administrator
D. Sek, R8 Mineral Resources
S. Army, R8 Mineral Resources
P. Miller, R8 Environmental Remediation
S. Foti, R8 Division of Material Management
M. Domagala, Division of Materials Management
US Army Corps of Engineers, Buffalo



Department of Health and Human Services

Office of the Assistant Secretary for Health
200 Independence Avenue, S.W.
Washington, D.C. 20462
Phone: (202) 205-2000
TDD: (202) 205-2000

Dear Sir/Madam:

Reference is made to your letter of the 15th day of August, 1994, regarding the above-captioned matter.

Very truly yours,
Assistant Secretary for Health

NYS Department of Environmental Conservation

7/22/2013

Region 8 - Division of Environmental Permits
6274 East Avon-Lima Road
Avon, New York 14414-9519

Phone: (585) 226-5400 Fax: (585) 226-2830

Website: www.dec.ny.gov



Joe Martens
Commissioner

5219

VICTOR - T
KIM KINSELLA, PROJECT COORDINATOR
85 EAST MAIN ST
VICTOR, NY 14564-

Re: SEQR REVIEW

Dear KIM KINSELLA,

The following comments are based upon the location information provided in your inquiry of:
PINNACLE ATHLETIC CAMPUS - ~~E~~ OF PHILLIPS RD - N OF LEIGH HIGH TRAIL @ 8-3248-00009

SEQR Coordination & Establishment of Lead Agency

The NYS Department of Environmental Conservation (DEC) has no objection to the Town Of Victor Planning Board being established as the SEQR lead agency for the environmental review of this action.

Protection Of Waters - Permit Required

In the project area there are streams with a classification C(T) or higher. An Article 15 Protection of Waters Permit pursuant to 6NYCRR Part 608 will be required for any disturbance to the bed or banks of these streams during the course of the project. Additionally, standard sediment and erosion controls should be employed to prevent a contravention of the water quality standards.

Stormwater General Permit - Construction

This project may need to be in compliance with either the State Pollutant Discharge Elimination System (SPDES) General Permit for Storm Water Discharges from Construction Activities (GP-0-10-001) or the MS4 (Municipal Separate Storm Sewer Systems) General SPDES Permit (GP-0-10-002) (if located within an MS4's jurisdiction). Operators of construction activities that involve one acre or more of land disturbance (or may be less in an MS4's area) must obtain SPDES permit coverage through either an individual permit or either GP-0-10-001 or GP-0-10-002. To obtain coverage under a General Permit, all conditions of the permit must be met, including preparation and implementation of an appropriate Storm Water Pollution Prevention Plan (SWPPP) and the filing of a completed Notice of Intent (NOI) form with the NYSDEC. For further information and required forms, see the NYSDEC website at: <http://www.dec.ny.gov/chemical/8468.html>. If you believe your project would be covered under one or more of the General Permits and would NOT require any other DEC permits, you may apply for coverage by filing a Notice of Intent with NYSDEC Division of Water, 625 Broadway, Albany NY 12233-3505. If your project involves other DEC permits, please contact this office.

Federal Wetlands

While the Department asserts jurisdiction over NYS regulated freshwater wetlands, the U. S. Army Corps of Engineers regulates federally protected wetlands. For questions regarding federal wetlands, and the federal permitting process, contact the U. S. Army Corps of Engineers at: Chief, Regulatory Branch, U. S. Army Corps of

PINNACLE ATHLETIC CAMPUS - E OF PHILLIPS RD - N

Page 1 of 3

Engineers, Buffalo District, 1776 Niagara Street, Buffalo, NY 14207 or (716) 879-4330

Biotic Communities/Endangered and Threatened Species of Flora and Fauna

We have reviewed the available information in the New York State Natural Heritage Program *databases* for known occurrences of *federally-listed or proposed endangered or threatened species; state-listed endangered, threatened or rare animal and plant species; significant natural communities; and other significant habitats*. An occurrence was found in the vicinity of the project site. The threatened plant Twin-leaf (*Jeffersonia diphylla*) may be present at the site. It is recommended that a professional (biologist, botanist, or landscape architect) familiar with the identification of this species undertake a survey of the literature and determine if the proposed project contains habitats which would favor this species. If favorable habitats exist, a field survey would be needed to determine if the species is actually present. If populations of endangered or threatened species are found to be in the project area project modifications should be considered to avoid or minimize impact. In addition, if a state-listed threatened or endangered species of wildlife, or its habitat, is present within or near a project area, a Part 182 Incidental Take permit may be required from the DEC.

For most sites comprehensive field surveys have not been conducted; the enclosed information only includes records from our databases. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

Flood Plain and Levee Protection Area

The project/site includes lands located within a 100 year floodplain boundary and within the floodway boundaries. Structural designs should take this criteria into account and allow passage of the flood waters flowing through the floodway. This project must be completed in compliance with Town flood control ordinances. As required by Floodplain Management Regulations, if any state monies are used, this project must also be in compliance with 6 NYCRR Part 502 Floodplain Management Criteria for State Projects.

Stream Protection Recommendations

A portion of a stream is located on the subject property. Streambanks, sometimes called riparian zones or stream corridors are the link between land and water, and the health of streams depends in large part on the condition of the streamside. Over the past two decades research has shown that naturally vegetated corridors along streams perform numerous services essential for human health and welfare. Healthy stream corridors can reduce floods, trap sediment; remove dissolved contaminants; provide shade; contribute leaf matter (important for insect food and fish habitat); provide wildlife habitat; offer recreational opportunities; and increase aesthetic value and desirability of a property.

In order to protect the stream corridor consider the following:

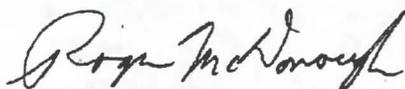
Maintain a healthy vegetated streamside buffer by preserving trees and shrubs along the stream edge and limiting logging to removing large branches that fall into the stream and divert streamflow and cause erosion.

Control water flow through the streamside buffer to filter contaminants and reduce erosion by managing stormwater runoff from dwellings to prevent channelized flow; minimizing impervious areas near the streamside by using stone or brick instead of pavement for driveways and walkways; and excluding vehicles, livestock, or excessive pedestrian traffic.

Prevent contaminants from entering the stream corridor by minimizing or eliminating buffer area exposure to fertilizer herbicides, pesticide, animal waste, household and automotive chemicals, trash, debris, and piles of leaf litter and by maintaining septic systems.

Thank you for the opportunity to review this project. Forms may be obtained on the DEC Website at www.dec.ny.gov. If you have questions regarding the information provided in this letter, please don't hesitate to contact me at (585) 226-5391.

Sincerely,





To: Ms. Kim Kinsella, Development Coordinator
Ms. Catherine Templar, Administrative
Assistant
EDR Project No: 10013

From: Ms. Jane E. Rice
Mr. Ben Brazell

Date: December 13, 2013

Reference: Draft Environmental Impact Statement Pinnacle Athletic Campus

Comments:

As requested, Environmental Design & Research, Landscape Architecture and Engineering, P.C. (EDR) has reviewed select portions of the Draft Environmental Impact Statement (DEIS) prepared for the Pinnacle Athletic Campus. Our comments are summarized as follows:

1. In general the DEIS contains little detail, and specific to wetlands, streams, and ecological resources, it is not possible to determine if the project will result in adverse impacts to these resources. Without more detail (e.g., quantifying impacts to wetlands, streams, and mapped ecological communities), it is unclear how the Lead Agency can issue the required Findings under the State Environmental Quality Review Act (SEQRA).
2. DEIS Page 5, Paragraph 3 states, "...*eighteen (18) of the twenty (20) wetland features do not have a connection to waters of the U.S., and would be considered non-jurisdictional.*" Please note that the jurisdiction (or lack thereof) of wetland features can only be determined by the U.S. Army Corps of Engineers (Corps), and therefore it cannot be definitively stated that these wetlands would be considered non-jurisdictional. We also note through correspondence from Earth Dimensions, Inc. (EDI) dated November 25, 2013 that the wetland delineation report has been sent to the Corps along with a request for a jurisdictional determination. This information should be reflected in the SEQRA record.
3. DEIS Page 7, Paragraph 2 states, "*Access to the proposed outdoor athletic facilities and associated parking...will require crossing of the Auburn Trail as well as the adjacent stream corridor...*" This stream is regulated by the NYS Department of Environmental Conservation (NYSDEC), and the activity described in the DEIS will likely require authorization under Article 15 of the Environmental Conservation Law (ECL). However, there is not enough detail in the DEIS to adequately understand potential impacts to this stream. Will a bridge be constructed or will a culvert be installed? How many linear feet of stream will be impacted? What time of year will the impacts take place? How much riparian vegetation must be cleared to accommodate construction and operation of the new access road?
4. Building on comment #3 above, has the NYSDEC been identified as an Involved Agency under SEQRA? As an Involved Agency, how can the NYSDEC issued their required Findings under SEQRA without the details of this stream crossing? Please also note that if the NYSDEC must issue a discretionary approval for the project (e.g., Article 15 Permit), then Section 14.09 of the State Historic Preservation Act must be satisfied through consultation with the State Historic Preservation Office (SHPO). Has the SHPO been identified as an Interested Agency under SEQRA?

5. Building on comment #3 above, how will the road crossing of the Auburn Trail effect public use and enjoyment of this trail? How will pedestrian safety be ensured? Will this minimize or eliminate trail use in this location?
6. DEIS Page 7, Paragraph 3 references an EDR report, which is provided as Appendix B to the DEIS. However, the end of this paragraph in the DEIS states, "*EDR also reported that, with the exception of the riparian corridor in the southerly portion of the site, the disturbed portions of the site provided little habitat for wildlife species*", which overstates the conclusions of our report. The conclusions section of the EDR report provided as Appendix B to the DEIS states, "*While the disturbed portions of the Study Area provide little habitat for wildlife species, there are wetlands located throughout these disturbed areas. The remaining cover types identified, such as the riparian corridors, appear to support a mix of relatively common species and most likely provide important corridors for a wide range of wildlife species...*"
7. DEIS Page 7, Paragraph 4 states, "*The risk for an adverse impact to W1 appears low, particularly should the Planning Board retain the flexibility to refine the site plan for Building 1 further during Site Plan Review as necessary to protect W1.*" Please note that if any temporary or permanent impacts to jurisdictional wetlands occur then the Applicant will be required to obtain a permit from the Corps under Section 404 of the Clean Water Act, independent of local Site Plan approval. However, because of the lack of detail provided in the DEIS it is not possible to determine the permitting mechanism likely to be used by the Corps. If permanent impacts to wetlands were under 0.5 acre then the Corps would likely issue a Nationwide Permit (NWP). If permanent impacts exceed 0.5 acre then the Corps would likely need to issue an Individual Permit, which is a more complicated and time consuming process. However, in the past the Corps has also included temporary impacts to forested wetlands when determining if a project can be permitted using a NWP. Will the project result in temporary impacts to forested wetlands?
8. DEIS Page 7, Paragraph 4: The DEIS should quantify both temporary and permanent impacts to all wetland and stream resources, based on the proposed project footprint and temporary disturbance associated with construction activities. Without such information, it will be difficult for the Lead Agency to demonstrate that potential adverse impacts to wetlands and streams have been adequately evaluated.
9. DEIS Page 7 and 8, when discussing wetland W11, states, "*It is reasonable to assume that grading may be required as well as soil preparation and seeding and that these activities will impact the affected portions of the wetland negatively. No mitigation for this potential impact has been identified or proposed.*" We have the following concerns with these statements:
 - a. As indicated in comment #5 above, the DEIS does not provide enough information to allow the Lead Agency to determine if the project will result in adverse impacts to wetlands or streams. With respect to these resources, it is unclear how the Lead Agency can issue the required Findings under SEQRA without actual detail on the impact to such resources.
 - b. The DEIS must address mitigation for impacts to wetlands and/or streams. At a minimum, the DEIS should explain how the project would adhere to Corps requirements for mitigation.
10. Prior to issuing a permit, the Corps must demonstrate that the project is in compliance with the Endangered Species Act (ESA) and the Historic Preservation Act (HPA). The DEIS does not address threatened/endangered species or historic resources. Is the project located in an archeologically sensitive area as identified on the SHPO's SPHINX database? Has the Natural Heritage Program (NHP) been contacted to determine if the project contains (or is proximate to) documented rare species or important habitat? Has the U.S. Fish and Wildlife Service (USFWS) online database been accessed to determine the presence of federally-listed threatened or endangered species? At a minimum, the DEIS should explain how the project would comply with the ESA and HPA.
11. DEIS Page 22, Paragraph 2: This is a very confusing, indecipherable sentence. It is not clear if impacts to this portion of the NYSDEC Class C(t) stream will occur.

12. DEIS Page 22, Paragraph 3: Beyond the thresholds for impact set forth in the Town of Victor Code, the DEIS needs to be clear about exceeding thresholds for impact as set forth in Article 15 of the ECL. Stating "...only minimal impact is anticipated with respect to the stream segment..." does not allow the Lead Agency to understand the potential for adverse impacts, and does not allow the NYDSEC to fully understand their potential jurisdiction under Article 15.
13. DEIS Page 23, Paragraph 1 states, "...it would appear that a stream crossing cannot be avoided so long as vehicular access is provided to the outdoor athletic field site. No mitigation for this impact has been identified or proposed." Similar to previous comments, it is not clear how the Lead Agency can make the necessary Findings under SEQRA if impacts to this stream are not quantified (temporary and permanent impacts) and mitigation is not proposed.
14. DEIS Page 23, Paragraph 2 states, "It is worth noting that the project sponsor asserts that an existing mining permit applicable to the property would allow destruction of these emergent wetlands." A copy of this permit should be provided to the Lead Agency for their review. However, such a permit does not obviate the need to review potential adverse impacts to wetland resources during the SEQRA process. In addition, it is unclear how such a permit would relate to potential Corps and NYSDEC jurisdiction under Sections 404 and 401 of the Clean Water Act.

Please let us know if you have any questions or require additional information.

Copies To: EDR project file

Conservation Board Pinnacle DEIS Comments 12/12/13

DEC 13 2013

The CB has not had an opportunity to review EDR's comments to the DEIS.

EDR's comments to the October 15, 2013 Wetland Delineation Report prepared by Earth Dimensions, Inc. are not included in the Appendix of the DEIS. It does not appear that EDR's comments regarding the wetlands report have been addressed.

The CB observed that DEIS Figure 1, Drawing No. C 101, does not agree with Drawing No. ENV-2 with respect to future development on the parcel between the Lehigh and Auburn Trails. Drawing No. ENV-2 is located in Appendix D and is part of the Engineering Report's Long EAF for the entire project. Both drawings are dated May 2013, the CB based their comments on Figure 1, Drawing No. C 101.

The Long EAF for the entire site that is included as part of the Engineer's Report indicates that approximately 92 acres of the 94 acre site will be disturbed as a result of the proposed project. It is unclear what percentage of the site is dedicated as open space or if any of the existing natural features will be preserved. The DEIS does not address potential mitigation measures for the natural resources being eliminated.

The DEIS does not address potential impacts to environmentally sensitive areas. The CB requests that environmentally sensitive areas, e.g. the stream corridor and associated riparian buffers, be placed in a Natural Feature Conservation Easement. Existing vegetated buffers to adjacent parcels and the Auburn Trail should be preserved to the greatest extent practicable and placed in either a Site Specific or Natural Feature Conservation Easement.

The DEIS does not assess how the project may impact Co-Occurrence IC-6 which is located on the adjacent parcel. This highly ranked Co-Occurrence (a possible 17/19 points) could be negatively impacted by the proposed project and should be shown on the project plans.

Crossing the Class C(t) to provide vehicular access to the southern portion will necessitate the removal of the existing riparian forest. The DEIS does not assess how much of an impact the proposed project will have on the existing C(t) streams, buffer, and wetlands. The CB requests that efforts to minimize impacts be explored and mitigation measures to any unavoidable impacts be discussed.

The DEIS does not include a copy of the existing mining permit in the Appendix. Does the existing mining permit allow the entire site to be disturbed? What are the acceptable limits of disturbance? Would the applicant be allowed to fill in wetlands without any legal ramifications?

The DEIS references two stormwater ponds that are components of the landfill closure plan. The CB requests that the location of these ponds be clearly labeled as such on the proposed plans. Furthermore, if these ponds are part of the landfill closure plans would the applicant be permitted to alter the ponds in any way?

The proposed development will impact numerous wetlands on the site that the applicant believes are isolated. The CB understands that this item will require confirmation from the USACE. What mitigation measures are proposed if these wetlands are impacted? How will the applicant ensure USACE jurisdictional Wetland W-1 and W-11 will not be impacted during development? What are the potential impacts to W-11?

As modifications are made to the northern portion of the parcel (area adjacent to Phillips Road and Main Street Fishers), surface and ground water patterns will change which may result in impact to the wetlands, stream corridors and riparian buffers in the environmentally sensitive areas. Potential impacts and mitigation strategies should be included as part of the DEIS.



December 5, 2013

Kim Kinsella
Town of Victor
Planning/Zoning Department
85 East Main Street
Victor, NY 14564

**Re: Pinnacle Athletic Campus
Draft Environmental Impact Statement (DEIS) Review
Victor Project Number 17-SP-13**

Dear Ms. Kinsella:

Clark Patterson Lee has been asked to review the Draft Environmental Impact Statement (DEIS) for the proposed Pinnacle Athletic Campus (PAC) which was prepared by LaBella Associates, P.C.

The Applicant for PAC is proposing a mixed use development on 94 acres consisting of indoor recreational space, medical office building(s), and hotel(s) constructed in at least two phases. Phase I includes an indoor athletic facility and office space to be built on 20 acres, and has an estimated completion date of 2014. Full build out is anticipated to be completed by 2018. Under Phase I, access to the site would be provided via Phillips Road, and under full build out a second access point on Main Street Fishers would also be provided. The total number of phases has not been identified.

According to the DEIS, the Town Planning Board adopted a Positive Declaration of Environmental Significance on October 28, 2013. One (1) of the four (4) potential environmental impacts was identified as "traffic impacts upon full build out." We have reviewed the DEIS with respect to this one item only. We have the following comments, observations, and recommendations.

Discrepancies with What is Proposed

There are three sources of information as to what is proposed to be constructed at the PAC site – the text within the DEIS, Figure 1 of the DEIS which was prepared by the Applicant, and the Traffic Impact Study (TIS) which was also prepared by the Applicant. The DEIS describes the proposed build out within Section 2 on pages 14-15. This description and DEIS Figure 1 match each other. The TIS describes the build out in Section 5.0 on page 7. The values within the DEIS and TIS do not match. For reference, the proposed build out values found in the DEIS versus the TIS are shown in the table on the next page.

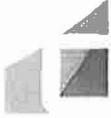


Proposed Build Out of PAC	
Phase I	
DEIS Text/DEIS Figure 1	TIS
<ul style="list-style-type: none">135,000 SF building comprised of 86,400 SF fields/courts & 48,600 SF of office/lockers/meeting space (Building #6)	<ul style="list-style-type: none">Only 90,000 SF of the full 135,000 SF facility identified as “recreational community center”
Full Build Out	
DEIS Text/DEIS Figure 1	TIS
<ul style="list-style-type: none">25,000 office building (Building #2)	<ul style="list-style-type: none">Completion of the 135,000 SF recreational community center
<ul style="list-style-type: none">4 Athletic fields (on 23.8 acres)Alternative outdoor action sports area (on 15.4 acres)	<ul style="list-style-type: none">Soccer Complex – 6 fields
<ul style="list-style-type: none">75,000 medical/flex buildings (Buildings #3-5 comprised of 25,000 SF each)	<ul style="list-style-type: none">Medical Office – 75,000 SF
<ul style="list-style-type: none">Hotel – 150 rooms (Hotel A is 90 rooms and Hotel B is 60 rooms)	<ul style="list-style-type: none">Hotel – 140 rooms
<ul style="list-style-type: none">50,000 office/commercial building (Building #1)	

This side-by-side comparison shows that the apparent current plan for the site includes 10 hotel rooms, 25,000 SF of office space, and 50,000 SF of office/commercial space that was not included in the TIS. Additionally, it appears that the Phase 1 of the TIS analyzed 90,000 SF of space, but 135,000 SF is actually proposed.

The issues raised within the DEIS relating to traffic are based upon impacts that are a direct result of the anticipated traffic volumes to be generated by Phase 1 and Full build out of PAC. These traffic volumes are derived from the size of the proposed development. If the space proposed exceeds the space analyzed in the TIS, then the impacts will be worse than what was identified in the TIS. Therefore:

1. The discrepancies between what is shown in Figure 1 of the DEIS and what was analyzed in the TIS must be resolved.
2. If Phase 1 exceeds the 90,000 SF building proposed in the TIS, the analysis must be redone to show the correct building footprint and use, and the recommendations reevaluated.



3. If the full build out exceeds the buildings proposed in the TIS (i.e. the additional office space and additional hotel rooms), the analysis must be redone to show the correct building footprint and use, and the recommendations reevaluated.

Phillips Road Intersection with Route 251

4. Within the text of the DEIS, it was stated that the southbound left turn level of service (LOS) deteriorates to F during the 2018 full developed conditions. The DEIS should be revised to indicate that this is only for the PM peak hour and not for the Saturday peak hour.
5. Section 6 of the DEIS states that the deterioration of the LOS of the southbound left turn lane at this intersection is an unavoidable impact. It was noted that no recommended improvement was made within the TIS. The DEIS should be revised to indicate that the TIS did include a traffic signal warrant analysis at this location and it was found that it was not warranted. We also recommend that as subsequent phases are planned, this intersection be monitored to determine if it eventually meets the warrants for a traffic signal. This is also a recommendation made by NYSDOT.

Main Street Fishers Intersection with Route 96

6. Section 6 of the DEIS states that the deterioration of the LOS of this intersection is an unavoidable impact and Section 8 states that the deterioration is a result of the cumulative impact of background growth, PAC, and Lehigh Crossing. The TIS did not make any recommendations for improvements at this intersection other than signal timing adjustments. The TIS for Lehigh Crossing made the same recommendations. The PAC TIS states that *“due to the northbound lane restrictions associated with the I-90 overpass, it is not feasible to install a third eastbound left turn lane. Additionally, the overall capacity of the intersection will not allow for the eastbound green time to be increased without having a detrimental impact on northbound and southbound traffic on Route 96.”* NYSDOT was in agreement with this recommendation for both developments; however, within their letter relating to PAC, they noted that this area will continue to deteriorate and motorists will experience increased delays and longer queue length.

The TIS did acknowledge a possible mitigation measure, but did not formally present it as a recommendation. Section 7.1 on page 12 of the TIS states that *“as observed in a SimTraffic simulation, during a 15 minute interval during the peak hour, the eastbound volume had a queue of over 700 feet which exceeded the dedicated left turn lane by 200 feet. As a result the queue extended into the single eastbound lane...”* In other words, if the storage length for left turning vehicles is



extended, it could help to improve the LOS at this intersection, or at least limit the impacts to the eastbound through and right turning vehicles. We recommend that as PAC is built out, the extension of the eastbound left turn lane, or even the addition of a full eastbound lane from Phillips Road to Route 96, be investigated as a mitigation measure.

7. There is no mention of Phillips Road within the DEIS. Section 7.2 on page 13 of the TIS notes *“that commuters traveling eastbound use Phillips Road as somewhat of a bypass to travel from Route 251 to Route 96...The development of both Lehigh Crossing and the PAC will generate additional traffic volume on both Phillips Road and Main Street Fishers justifying a future review of potential mitigation measures.”* We recommend that as PAC is built out, that Phillips Road is monitored for traffic impacts.

Alternative Analyses

8. Alternative D as described in the DEIS refers to an updated TIS in advance of approval of future phases. We concur with this recommendation. The analyses and recommendations laid out in the March 2013 TIS were based on assumed values for background growth and traffic generated by Lehigh Crossing. Updated version(s) of the TIS is (are) the only way to determine if the assumed values are accurate.

We recommend that the TIS updated in advance of *all* future phases of PAC and that at a minimum it should include:

- a. New traffic counts and analyses at all of the intersections analyzed in the March 2013 TIS utilizing the same means and methods as the original TIS.
- b. A traffic signal warrant analysis at the intersection of Phillips Road with Route 251.
- c. Investigations into the possible benefits of adding lane(s) to Main Street Fishers between Phillips Road and Route 96, as well as overall traffic impacts on Main Street Fishers.
- d. Investigations into traffic impacts on Phillips Road between Main Street Fishers and Route 251.
- e. Investigations into completion of the connection of the proposed internal dedicated roadway to Main Street Fishers from Phillips Road, rather than simply at 50% build out as stated in Section 8.0 of the TIS.

This concludes our review of the material submitted. In summary, the primary issue pertains to the impacts that will occur overtime as PAC and Lehigh Crossing are built out, relative to background traffic growth, and determining how much PAC is



contribution to overall traffic impacts. Once this is known, appropriate mitigation measures specific to PAC can be determined.

Sincerely,

Clark Patterson Lee

Jennifer L. Michniewicz, PE, PTOE
Principal Associate

cc: Cathy Templar – Town of Victor
Mark Tayrien – LaBella Associates (via email)
Wes Pettee – LaBella Associates (via email)
file



Telephone (585) 924-3158

Fax (585) 924-5146

TDD 1 (800) 662-1220

David A. Degear, Superintendent
1216 McMahon Road
Victor, New York 14564

November 30, 2013

Mr. Joe Logan
Chairman, Planning Board
c/o Cathy Templar, Planning Board Secretary
Town of Victor
85 Main St
Victor, N.Y. 14564

Reference: Victor Sewer District

Subject: Pinnacle Athletic Campus- SEQR DEIS

Dear Mr. Chairman and Board Members,

We have reviewed the DEIS that was completed for the Pinnacle Athletic Campus Site Plan in digital format, as we have been identified as an Involved Agency under SEQR for the Victor Sewer District, with regards to capacity of the existing sewer mains and pump stations located on Phillips Road.

- In reference to PS-27 located at #700 Phillips Road, as a result of the recent smoke testing that we performed under our Infiltration and Inflow, (I & I) we were able to locate various 4" and 6" diameter sewer lateral caps that had been draining surface water from parking lots and various lawn areas. The results have been lower the run time at PS-27 and other affected pump stations such as PS-28 at NYS Route 96/Fishers.
- With the projected hydraulic loading for Phase 1 of this project being estimated to be around 4,200 gpd we are now comfortable with accepting the projected sewer flows from the Pinnacle Athletic Campus Phase 1 with necessary modifications to PS-27 to accommodate Phase 1.
- The required modifications to PS-27 will need to include upgrades to the electrical service, motor and sheaves, and the requirement to include an emergency standby generator.
- With the projected hydraulic loading for Pinnacle Athletic Campus Phase 2 being estimated at 40,800 gpd, further modification or replacement of lift station PS-27 will be needed that will need to include newer efficient pumps housed inside a full sized Gorman Rupp walk-in enclosure with an inside Auto-Start generator and Control Panel.
- We acknowledge that the remaining portions from future projects will not be realized immediately which will give us time to react to Phase 2. When this time does come, the Town will need to review the size of the force main as well as wastewater flow from the Pinnacle Athletic Campus Site and sounding areas that will need to include reviews of PS-26, PS-28, PS-32, PS-17, PS-14 and PS-11 before reaching our Farmington Wastewater Treatment Plant.

Thank you and if you have any question regard this matter please contact me at the office at 585-924-3158 or by cell at 585-233-1212.

Sincerely

A handwritten signature in blue ink that reads "David A. Degear". The signature is written in a cursive style with a large initial "D".

David A. Degear
Water & Sewer Supt.
Town of Farmington

xc: Town of Victor Supervisor Jack Marren
Town of Farmington Supervisor Ted Fafinski
Town of Farmington Public Works Committee



VOLUNTEER AMBULANCE

December 1, 2013

Jim,

This letter is regarding Victor Farmington Volunteer Ambulance Corp. Inc.'s support of the Pinnacle Athletic project. We, as a Membership, feel this project will be a very valuable asset to our Victor community. The combination of indoor and outdoor athletic facilities will bring people from all parts of the state and even out of state to our beautiful area. This complex has a core value we as an agency support...family. This will be a family oriented sports complex. It will be the only one of its kind in our immediate area. We are pleased that you and your group have chosen to build this complex in Victor. We look forward to working with you and your staff once the complex is built to assist in medical training such as First Aid and CPR/AED training, staffing ambulances on site at specific events and any other needs we can offer to the Pinnacle Athletic Group.

Sincerely,

Brianna Hutton, President
Victor Farmington Vol. Amb. Corp. Inc
585-924-3959

Kim Kinsella

From: Kristen Erwin [KErwin@kochcontainer.com]
Sent: Wednesday, December 04, 2013 3:26 PM
To: Kim Kinsella
Subject: SPORTS COMPLEX

Please, this sport complex is well needed in this community. It can only enhance the wellbeing of all individuals that live in this community, this is benefits to all ages..

Please consider this an investment into the future of this community.

Thank you

Kristen Erwin

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Kim Kinsella

From: Andre, James [AndreJ@Victorschools.org]
Sent: Wednesday, December 04, 2013 3:30 PM
To: Kim Kinsella
Cc: Brian Emelson
Subject: Support for Pinnacle

Hello Kim,

My name is Jim Andre. I live here in the Village of Victor. I am a physical education teacher at Victor High School. I am also the Head Lacrosse Coach, and the Head JV Football Coach. I support the Pinnacle project for all it can bring to our Victor Community. I also 100% support the idea of our Victor Parks and Recreation department having a partnership with Pinnacle to provide our residents with a quality facility for our department of Parks and Recreations needs.

Sincerely,

Jim Andre

Cell (585) 478-5633

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Kim Kinsella

From: Mabbett, Michael [mmabbett@harris.com]
Sent: Wednesday, December 04, 2013 3:44 PM
To: Kim Kinsella
Subject: Pinnacle Sports Complex that is being proposed for Fishers

Kim, all for this. Very excited to hear of this opportunity. I was actually Surprised it's taken this long. As a parent of two children that are very involved with all activities offered through Victor, this facility would be a great asset to us and 100s of other Victor families. Additional "field houses" or facilities like this would be a great addition to a great community.

Michael Mabbett

Operations Manager
Configuration and Shipping
HARRIS CORPORATION, RF Communications
1350 Jefferson Road
Rochester, NY USA 14623
Phone: **585-242-4560**
Cell: **585-935-1082**
Email: mmabbett@harris.com

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Kim Kinsella

From: Dan_Brenda Callahan [Dcallah2@Rochester.rr.com]
Sent: Wednesday, December 04, 2013 4:03 PM
To: Kim Kinsella
Subject: Pinnacle Sports Complex

Hello Kim,

We have 4 children that are active in local sports. Throughout the winter months we find ourselves driving to the west side of Rochester so our kids can participate in indoor lacrosse leagues. Not only is this a major inconvenience, but it is also an added expense. Many Eastside communities are in the same situation as us. I can't help to think the positive impact of having a facility such as Pinnacle will have on local families as well as our economy. Local restaurants and vendors will benefit from this complex as well. The sports complex will be one more hi-light to add to the attractiveness of the Victor Community.

We actively support the building of this complex and ask for your commitment to support as well. Thank you.

Dan and Brenda Callahan

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Kim Kinsella

From: Jim Dailey [jamescd50@gmail.com]
Sent: Wednesday, December 04, 2013 4:15 PM
To: Kim Kinsella
Subject: Victor needs in door athletic facilities .a field house, community center, and /or a combination or this project would fulfill a gap in our local resources. I drive to Gates now for lax ! jim dailey

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Kim Kinsella

From: Schmuhl, Thomas [thomas.schmuhl@verizon.com]
Sent: Wednesday, December 04, 2013 4:28 PM
To: Kim Kinsella
Subject: possible sports complex in the ever growing town of Victor - YES please

Hi Kim,

I wanted to take a moment and add to the positive note of having a potential sports complex added to Victor.

I travel often with my 4 boys (ages 12, 11, 9, & 9) to the TSE in Gates (30 min one way, 60 minutes round trip) for various winter sports. I don't enroll them in summer sports there since Victor has such a successful sports program and the use of the school fields throughout the warm months for Spring LAX, Baseball, and Football.

Usually over the winter months, (where we cannot play or practice outdoors), we use the Gates complex for our games. So I can say with a very resounding YES, that myself and my family of 7, very much support an endeavor like this. This is mainly for the fall and winter LAX season. For basketball we have to travel to Fairport for basketball practices at times and use the rec enter of the next town over which is also difficult in the winter months with our busy schedules to drive the additional 20 minutes - -(40 min round trip).

If a sports complex were to exist in Victor (5 – 10 minutes away from my home), of the magnitude similar to the one now in Gates, this would mean the WORLD to us and also parents similar to us that travel 25 minutes during the peak of the winter season from Victor and even from to Canandaigua. We play versus teams on the East side that play in the Gates TSE each week.

We moved up here from Dallas Texas seven years ago, and although it was like moving to Mayberry RFD, we still enjoyed the simplicity. However simple it was, I see the growth to scale and very slow coming, except in the area of sports activities and places to house events. Just now we have yet to get a full grocery store in Victor, Wades is just too expensive and does not compare to any real grocery store in other towns nearby. I hope that a grocery chain will see the growth and potential here in Victor and build/open a real grocery with the items we currently drive to multiple locations for now. So for sports, yes I would say the same thing. I hope that Victor can continue to grow in ways not just for retail shopping that is has, but also for family events with a sports complex and other amenities.

Thanks,
Thomas Schmuhl
7 year Victor homeowner
766 Duck Hollow
Victor, NY 14564
Phone: 585-469-3534

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Kim Kinsella

From: Christine Robbins [crobbins002@me.com]
Sent: Wednesday, December 04, 2013 4:28 PM
To: Kim Kinsella
Subject: Pinnacle Sports complex

Kim,

I just wanted to drop you a quick email regarding the complex. A facility like this in Victor would be a huge asset to those of us who help run our youth sports teams. Driving 3 kids to potentially three different sporting events is a nightmare because we don't offer anything on this side of the city. Having this facility would encourage development and give our community here in Victor the ONLY thing its missing.

Thank you,
The Robbins Family
Farmington

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Kim Kinsella

From: Becca [becclind@aol.com]
Sent: Wednesday, December 04, 2013 4:48 PM
To: Kim Kinsella
Subject: I support PINNACLE!!

Sports when we were growing up are very different than the way kids grow up today. They play younger, they need to play year-round, and the sports fields are more competitive. That being said our kids need to be able to get to a sports arena safely near their home. They can not play year around outside in upstate New York. It is unquestionable that there is a need for an indoor sports arena in Victor Traveling to Greece, traveling to Brockport, and traveling and Brighton isn't the safest for our Victor Community. Pinnacle will allow more than the lacrosse family a place to play. There will be opportunities for soccer, baseball, indoor football, and general conditioning for our children. We are outgrowing our town, we are outgrowing our schools, and it's about time that we outgrow the need to travel 20, 30, and 40 minutes away, especially in a region that has so many months of cold, wet, snowy, icy weather. Victor is a growing town and that growth is concentrated on the number of families. I beg you to continue the dream that our children can play a great multitude of sports in their own town. all year round.

I SUPPORT PINNACLE !!!!!

The only thing left to say is, where's my bumper sticker so I can show everyone I support Prinnacle??

Becca Lind
Mother of 3

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Kim Kinsella

From: Edward Hall [edwhall2@yahoo.com]
Sent: Wednesday, December 04, 2013 4:56 PM
To: Kim Kinsella
Subject: Pinnacle Sports Complex

Dear Kim,

Thank you for being available for comments regarding the Pinnacle Sports Complex.

As a parent of two young children in Victor, I am highly in favor of the development of a sports complex in Victor. The use of these facilities is in high demand in the Rochester area and particularly during the long winter months. Currently most residents of Victor must travel to Fairport, East Rochester, Brighton or even across the city to Greece and beyond to enjoy the benefits of these sports complexes. Most of those complexes are outdated and in need of repair. A facility like this would not only greatly benefit the families of Victor, but also the entire region as it would be the premiere facility in our entire area. The facility would bring revenue to the town and supply more local jobs for our local economy without a significant environmental impact. I really hope the town board will fully support Mr. Ludwig in his pursuit of bringing this type of facility to our area!

Regards,

Edward F. Hall, M.D.
Retina Associates of Western New York
160 Sawgrass Drive Suite 200
Rochester, NY 14620
P: (585) 442-3411
F: (585) 442-9550
edwhall2@yahoo.com

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Kim Kinsella

From: Pezzimenti, Anthony [anthony.pezzimenti@emc.com]
Sent: Wednesday, December 04, 2013 6:38 PM
To: Kim Kinsella
Cc: Pezzimenti, Anthony
Subject: Pinnacle Sports Complex

Importance: High

Hi Kim -

I'm writing on behalf of the Victor Youth Lacrosse Organization with our **full support of the proposed Pinnacle Sports Complex** in Fishers, NY. I believe this is a facility that is needed and wanted by the community as a whole.

For many years, the youth lacrosse organization has traveled to other facilities to practice and play games. We've supported other towns revenue streams and tax revenues for many years. This complex will bring opportunities to Victor residents to stay local, as well as bring additional revenue opportunities to our local businesses – hotels, restaurants, the mall, gas stations, etc...

Many organizations in the Victor community currently travel outside of the area, many driving to Greece, Spencerport, Brighton, etc... to utilize facilities similar to what is being proposed in our own backyard. We believe this is a facility that is needed, and one that will be completely supported by our community as well as surrounding communities.

We encourage the board to approve this proposal for the Pinnacle Sports Complex.

Best Regards,

Tony Pezzimenti
Victor Youth Lacrosse President/Director
Victor Scholastic Modified Lacrosse Coach
Anthony.pezzimenti@emc.com
585-734-8268

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Kim Kinsella

From: Jeffrey Saeger [jsaeger@rochester.rr.com]
Sent: Wednesday, December 04, 2013 8:47 PM
To: Kim Kinsella
Subject: Pinnacle sports complex

Dear Planning Board

I am writing to fully support the pinnacle sport complex project. The developers have done a great job of incorporating the site with the neighborhood. The facility will be a great asset to the community and school district. It will allow kids from all of south east greater rochester to play multiple sports, year round in a safe secure environment.

I thank the board for it work with the developer to achieve this success for the community.

Thank you
Jeff Saeger
269 Hidden Brook Trail
Victor NY 14564
(585) 703-4201

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Kim Kinsella

From: David Slavny [DSlavny@IGlus.com]
Sent: Wednesday, December 04, 2013 9:19 PM
To: Kim Kinsella
Subject: Pinnacle Sports Complex

Miss Kinsella,

Just a brief note to voice support for the proposed Sports Complex. Victor has come a long way in the last 20yrs and for it to continue to be recognized as a great, up and coming place to live (which benefits everyone) projects like this need to happen. I know I speak for most everyone in Cobblestone when I say it would be a great addition for the kids and to the area.

Thank you

David N. Slavny
Director, Business Development

Infinite Group, Inc.
60 Office Park Way
Pittsford, N.Y., 14534
O: 585.385.0610 x206
C: 404.386.1933
F: 585.385.0614
Dslavny@IGlus.com
www.IGlus.com

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Kim Kinsella

From: Wendy Marshall [drwendymarshall@gmail.com]
Sent: Wednesday, December 04, 2013 9:28 PM
To: Kim Kinsella
Subject: Pinnacle sports complex

Hi Kim,

I actually thought the complex wS a done deal so I'm crossings fingers that it goes through. Victor is growing so big and having so many east side suburbs that would be able to use the facility - I can't think of a reason that the place wouldn't prosper! I must say driving to TSE throughout the winter for lacrosse is not a highlight... The only reason we do is because our sons love lacrosse. What a convenience if we had a five minute drive!
Thanks, wendy marshall

Sent from my iPhone

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Kim Kinsella

From: Joe Cardillo [jcdillo@gmail.com]
Sent: Thursday, December 05, 2013 6:57 AM
To: Kim Kinsella
Subject: Sports Complex

Kim,

We are a Victor family that would GREATLY support and appreciate a sports complex in Fishers! We think our community and families would benefit and that we are sorely missing such a venue nearby.

I hope it is supported and becomes a reality.

Thank you,
Laurie and Joe Cardillo

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Kim Kinsella

From: Bob Smith [robert.smith.06@gmail.com]
Sent: Thursday, December 05, 2013 8:14 AM
To: Kim Kinsella
Subject: Pinnacle Sports Facility

I am Victor Soccer and Baseball Coach and Victor Soccer Club Board Member and I think the indoor facility in Victor is a HUGE asset to the community and to the sports organizations. The ability to hold indoor tournaments (possibly leagues) without having to travel to Greece (TSE) will be great! This facility opens doors to opportunities for the Victor Soccer organization that we had never had the opportunity to explore. With this facility this potentially allows us to entertain Winter Indoor Tournaments or Even Summer Outdoor Tournaments in one location. Once complete the additional outdoor fields and facilities will also give additional practice/game locations throughout the year! I honestly cannot wait for this facility to be here!!!!

Thank you-
Bob Smith

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Kim Kinsella

From: Rick J. Gerger [Rick.Gerger@thompsonhealth.org]
Sent: Thursday, December 05, 2013 10:22 AM
To: Kim Kinsella
Subject: Pinnacle Sports Complex

Kim,
As a Victor resident, I would personally like to see the Pinnacle Sports project proceed. Over the past 20 years I have been playing, coaching, and watching my children participate in sporting events all over New York and other states. I have personally seen how a facility, like the one that is proposed, has provided the immediate area with huge economic and development benefits.

I am also very aware of the lack of such a facility on the East side of Rochester. As an example, a large number of the surrounding youth and high school teams are no longer utilizing the TSE complex in Gates due to the travel distance and the lack of available space. The proposed Pinnacle Sports Complex will fill a need throughout the local community. It is my hope this project would move forward.

Richard Gerger
Formerly of 6950 Alydar Circle, Victor
Building at 1032 Wartars Cove, Victor
(585) 202-3016

Rick Gerger, CHFM
Director, Facility Services
Safety Officer

THOMPSON
HEALTH



350 Parrish Street
Canandaigua, NY 14424
(585) 396-6771 Fax (585)396-6405
rick.gerger@thompsonhealth.com

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Kim Kinsella

From: demarco@qedmrf.com
Sent: Thursday, December 05, 2013 11:20 AM
To: Kim Kinsella
Subject: Pinnacle Sports Complex

Dear Ms. Kinsella,

As a Victor resident, parent, coach and official, who has been driving to Greece, Pittsford and Fairport for years to secure much needed space, especially in the relatively long period from November to April when our environment is not conducive to outdoor activities, I implore you to require whatever you must from the developers of this new facility, but to make sure that it does indeed move forward.

Victor's growth over the past decade has placed insurmountable taxes on the facilities at the school, which are administered well, but which are also woefully inadequate for the population explosion we have experienced and its associated demand for space.

It is unfortunate that the community could not put aside the relatively minor details that derailed the community center concept a number of years ago, as it might have alleviated most or at least some of the need that is now being felt in this new drive for a private venture to provide this coveted (and covered) space for our children.

As luck would have it, my kids will be out of school, by the time this facility is up and running, so my personal take is more that I will be able to drive across town to officiate games versus driving to Greece, but I see the need for our growing community, and feel that the leaders of this town need to embrace this as part of our growth. We are not and will never again be the quaint little farming community that was south of exit 45. A short (and long; depending on whether you are discussing time or mileage) drive on route 96 toward the village at 4:30pm any weekday, should be enough to remind everyone that this is not 1980s Victor anymore, and no matter how much effort goes into the esthetics of the buildings, our main drag is a commercial thoroughfare now. The new facility in Fishers, is unlikely to create a bump on the mountain of a traffic impact the new construction on Route 96 will cause, especially since the bulk of that traffic it will generate will be in the evenings and weekends.

I know this is not a scientific view of the problem, and that I have not addressed it with a lot of data and what not. I would hope however that the welfare of the youth of this awesome community we call home; a community that has handled its remarkable growth with grace and in my opinion superior planning, would be considered paramount, and that we not let fear of an extra few cars or a modified traffic pattern on one of the roads best set to handle it, get in the way of this much needed community resource.

I would be happy to answer any questions I may have sparked and you can reach me at either of the numbers listed below.

Best Regards,

Mike

Michael A. DeMarco
1335 New Seabury Lane
Victor, NY 14564

Business Manager
QED Optics
(O) +1 (585) 758-0130
(C) +1 (585) 303-1946
www.qedoptics.com

"Truth does not change because it is, or is not, believed by a majority of the people." Giordano Bruno

Kim Kinsella

From: Shawn Marshall [srmars@earthlink.net]
Sent: Thursday, December 05, 2013 11:55 AM
To: Kim Kinsella
Subject: Pinnacle

Kim,

I don't know any of the gentlemen that represent Pinnacle. I live off of Valentown Rd and have 6 and 8 yo boys and unfortunately haven't attended any of the meetings. My sons play lacrosse, basketball, soccer and karate.

As I'm sure you've heard winter lacrosse is 25 mins away at TSE (which is always very busy), soccer practice is only 2-3 times per month because of availability anywhere in Rochester and turf time prices are high.

Basketball practices are late at night 7:30-8:45 and we find out where and when the Saturday games are on the Friday before, again from lack of gym time. In a positive outlook all this is because Victor has an excellent school reputation and a community that wants well rounded student -athletes. This facility will also be extremely helpful to all communities in the Finger Lakes region as well.

Victor hasn't had much of a problem in over-developing our unique shopping/business areas along 96. The over development of Henrietta often comes to mind when sitting in traffic in front of Eastview. Sure the tax dollars are nice but the convenient and fairly quaint town of Victor is nearly gone. Of course the Pinnacle project will bring more traffic etc. but at this point they'll mostly be heading south off the thruway and off 96 within a mile or so. If we can jam all these stores near Eastview we should be able to allow a large cavernous athletic facility off the beaten path that may have max a couple hundred children in on Saturdays and some Sundays.

I understand there will be some traffic/construction/run off issues as there is with any build of this magnitude, however there are many economical ways to work around these or if their just perceived issues in the first place...

If this facility isn't approved then this community will know that it's government is not really concerned about the current and future family's of Victor but it is about Wal-Mart and the big box stores consistently going up over the past decade plus. The current and future families of Victor need a facility like this and in a timely matter or it may not happen at all. I look forward to the project moving forward.

Regards,

Shawn Marshall
LDR Spine
mobile: 585-733-4505
fax: 585-924-3414

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Pettee, Wes

From: Kim Kinsella [kaminsella@town-victor-ny.us]
Sent: Monday, December 09, 2013 1:55 PM
To: Pettee, Wes; Tayrien, Mark
Subject: FW: The Pinnacle Sports Complex

Follow Up Flag: Follow up
Flag Status: Flagged

Another email

From: Jason LaBarge [mailto:jason@labargemedia.com]
Sent: Friday, December 06, 2013 10:44 AM
To: Kim Kinsella
Subject: The Pinnacle Sports Complex

Hi Kim,

As a parent of two young children in the Victor Schools I would like to say that the new sports complex would be of great benefit to our community. Right now I am having to drive my son (9 yrs. old) to Greece to play lacrosse and I am guessing that there are many other children in the Victor area who would like to participate in these kinds of sports but the parents cannot commit to traveling two hours every weekend. As Victor continues to grow this would be an investment in our community and our children. Seems like a win win to me.

Jason

--

JASON LABARGE

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Pettee, Wes

From: Kim Kinsella [kakinsella@town-victor-ny.us]
Sent: Monday, December 09, 2013 1:56 PM
To: Pettee, Wes; Tayrien, Mark
Subject: FW: Pinnacle Athletic Campus

Follow Up Flag: Follow up
Flag Status: Flagged

Not sure if I forwarded this one already. If so, please disregard!

From: christine.valway@emdmillipore.com [mailto:christine.valway@emdmillipore.com]
Sent: Friday, December 06, 2013 5:09 AM
To: Kim Kinsella
Subject: Pinnacle Athletic Campus

Dear Kim,

I am writing in support of the proposed Pinnacle Athletic Campus in the hamlet of Fishers.

Victor is in need of an athletic complex in its own backyard. Currently, we have to travel outside of our own community such as Rochester, Brighton, Greece, Henrietta and Gates for our children to attend various sports leagues, camps, clinics and tournaments - none of which are located in Ontario County. In addition, as our community grows, field time at the Victor Schools is becoming increasingly harder for Victor/Farmington sports teams to access.

I would personally prefer to keep the money I spend on my children to participate in sports leagues, camps, clinics and tournaments in the town of Victor. And I feel this complex would have a very positive economic impact for our hotels, restaurants and retail shops.

Please keep me abreast of any upcoming Planning Board Meetings regarding this proposed athletic campus, as I would like to attend.

Best Regards,

Christine Valway
1423 Falmouth Lane
Victor, NY 14564
Cell: 585-662-3877
christine.valway@emdmillipore.com

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Pettee, Wes

From: Kim Kinsella [kakinsella@town-victor-ny.us]
Sent: Wednesday, December 11, 2013 4:25 PM
To: Pettee, Wes; Tayrien, Mark
Cc: Catherine M. Templar
Subject: FW: Pinnacle Sports Complex

From: rbc1ms@aol.com [mailto:rbc1ms@aol.com]
Sent: Wednesday, December 11, 2013 3:59 PM
To: Kim Kinsella
Subject: Pinnacle Sports Complex

Hello,

My name is Roxanne Bellamy-Campbell, parent of VolleyFX volleyball player. I am writing to thank you in advance for the expedient processing of the approvals for this much awaited project. We presently travel to a facility twice weekly in an area which requires support and planning for the safety of each and every one of our young ladies and family members each time we convene for practice and tournaments.

We are very excited about the upcoming opening of the facility there is Victor! Thank you so much for welcoming such a long awaited facility to meet the needs of our growing athletic community. Your contribution to their advancement toward collegiate and professional opportunities is invaluable.

Once again, we appreciate your rapid processing to move our young ladies to a safer and healthier environment for them to condition, practice, and compete in.

Sincerely,

Roxanne Bellamy-Campbell
Parent

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Pettee, Wes

From: Kim Kinsella [kaminsella@town-victor-ny.us]
Sent: Wednesday, December 11, 2013 4:26 PM
To: Tayrien, Mark; Pettee, Wes
Cc: Catherine M. Templar
Subject: FW: Pinnacle Athletic Complex

From: Eric Meredith [mailto:emeredith@coopervision.com]
Sent: Wednesday, December 11, 2013 4:00 PM
To: Kim Kinsella
Subject: Pinnacle Athletic Complex

Hi Kim, the purpose of this note is to show support for the Pinnacle Athletic Complex and request your help in keeping the project moving. My daughter is a volleyball player with the wonderful VFX organization and we are excited about the opportunity to make the Pinnacle Athletic Complex our future home. We hope you and the planning board can move quickly on the decision process so we can move along with this exciting project.

Thank you in advance for any help you can provide.



CooperVision

Eric Meredith, Global Supply Chain Manager
370 Woodcliff Dr., Suite 200, Fairport, NY 14450
w: 585 385 6810 x3007 | m: 585 752 4450
<mailto:emeredith@coopervision.com>

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Petee, Wes

From: Kim Kinsella [kaminsella@town-victor-ny.us]
Sent: Wednesday, December 11, 2013 4:40 PM
To: Pettee, Wes; Tayrien, Mark
Cc: Catherine M. Templar
Subject: FW: Pinnacle Sporst Complex

From: Monica Harnischfeger [mailto:antlers@rochester.rr.com]
Sent: Wednesday, December 11, 2013 4:38 PM
To: Kim Kinsella
Subject: Pinnacle Sporst Complex

Dear Ms.Kinsella,

Wanted to drop a quick note regarding the Pinnacle Sports Complex.

My daughter plays for the Volley FX Girl's Volleyball Club and we are to start training at this facility as soon as it is built.

Rochester is very limited for court space so it is very difficult to find a place for volleyball teams to practice.

When we found out that the sport complex was being built in Victor and this would become our new home, we were thrilled!!

I can't emphasize enough how important it is for this space to be finished quickly so our club teams can start practicing at this state of art facility.

Monia Harnischfeger
450 Highfield Drive
Macedon, NY 14502
315-986-1346

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Petee, Wes

From: Kim Kinsella [kaminsella@town-victor-ny.us]
Sent: Thursday, December 12, 2013 7:44 AM
To: Pettee, Wes; Tayrien, Mark
Cc: Catherine M. Templar
Subject: FW: Pinnacle sport complex comment

From: Lynn Humphreys [mailto:lhumphr1@rochester.rr.com]
Sent: Wednesday, December 11, 2013 10:13 PM
To: Kim Kinsella
Subject: Pinnacle sport complex comment

Ms. Kim Kinsella,

Kim I wanted to take a moment to comment to you regarding our support of the Pinnacle Sports Complex project currently in the decision process in Victor. Our daughter plays volleyball as a 15U VFX player. To have a start of the art facility that supports volleyball in the area will be a win win situation for both the area and the area volleyball players. Please do everything possible to move the process quickly and diligently thru the decision process and into the building process so that the Athletic Complex can move forward.

Thank you on behalf of our family and future volleyball families.

Lynn Humphreys
392-4773

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Pettee, Wes

From: Kim Kinsella [kaminsella@town-victor-ny.us]
Sent: Thursday, December 12, 2013 7:45 AM
To: Pettee, Wes; Tayrien, Mark
Cc: Catherine M. Templar
Subject: FW: Pinnacle Sports Complex

-----Original Message-----

From: Paul Richards [mailto:prichards001@rochester.rr.com]
Sent: Wednesday, December 11, 2013 5:45 PM
To: Kim Kinsella
Subject: Pinnacle Sports Complex

Hi Kim,

As a parent of a Volley FX Club member for the past several years, I am writing to ask you and the town of Victor to fast track the new facility. My daughter, Emily, has received a full scholarship to play college Division 1 volleyball in 2014 as a result of great competition in our area for High Schools and Club teams and there are simply not enough courts to go around. I would like other ladies to have the same chances/opportunities as Emily has had and this is a great way to help toward that end. Our area is producing many outstanding players and in order to stay competitive, we desperately need reliable places like Pinnacle. Anything you can do to move this along is greatly appreciated by us and future players too! Thanks for listening to a proud parent.

Sincerely,

Paul B. Richards
Volley FX 18-1's Magic Club Team Father

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Marsha W. Senges
1231 Wellington Drive
Victor, NY 14564
December 12, 2013

Supervisor Jack Marren
Victor Town Board Members
Victor Planning Board Members
Victor Town Hall
85 East Main Street
Victor NY 14564

Re: Pinnacle Athletic Complex

Dear Folks ~

I've been attending many of the Town Board and Planning Board meetings that have occurred since the Pinnacle Athletic Complex was first being presented.

Additionally, I've lived in Victor for nearly twenty-five years and have seen, on numerous occasions, the Town of Victor attempt to have some sort of a Community Center be approved. There has been more than one 'Plan' for something that would be similar to the fine Recreation Center that the Town of Perinton has had for decades, or the great Y that the Town of Penfield has in their community.

Over the years, there has not seemed to be enough resident support for the Town to get something like this approved. My concern this past year, having listened to comments from the TB and the PB and also comments in the "Daily Messenger" after TB and PB meetings, is that sadly, I think our Boards and too many Victor residents honestly believe, with the approval of the Pinnacle Athletic Complex, this will be the "White Knight" that's come into our Community and will provide what the Town has never been able to get approved.

This couldn't be further from the truth...and Jim Ludwig will state he has never said it would be the Town's Community Center. But, it certainly seems from Board members' reactions and comments to reporters, that's exactly what is expected with this proposed Complex.

I have Grandchildren who have competed in travel team competitions and competitive cheerleading events (going to 3-5 states competing!) and when we attend these events, parking is absolutely ridiculous. With the number of teams these 'Meets' bring in, oftentimes, we've had to park nearly a 1/2 mile away and walk in the street to the actual Complex!! Looking at the projected parking for Pinnacle, I think the Town has NO CLUE what will happen to Main Street Fishers when there are huge events!!

Pinnacle will not be the solution to Victor's need/want for a Community Center. Their purpose is to host competitive events, car shows, events that otherwise might have gone to the Dome, or downtown....it is not intended at all to provide a Rec Center for Victor's residents. And, Jim Ludwig has said this very thing, but I believe our Boards are only hearing what they want to hear....Victor will finally get a Community Center and it'll be paid for by a developer, not the Town or residents...

Sadly, too, some statements reported in the newspapers almost make the entire process, a "done deal", with the Town soooo excited to get this project underway as soon as possible.

I'm hopeful, since it is pretty obvious it is moving forward, close attention will be made to assuring residents, particularly those across the street on Sauer Farms Drive and those in nearby Fishers, a very serious traffic study will be completed, with restrictions put in place to not destroy the lovely Hamlet of Fishers.

Page Two

December 12, 2013

Re: Pinnacle Athletic Complex

It'll be interesting to follow the future developments of this proposed Athletic Complex.

Sincerely,

Marsha W. Senges

Pettee, Wes

From: Kim Kinsella [kakinella@town-victor-ny.us]
Sent: Thursday, December 12, 2013 2:17 PM
To: Pettee, Wes; Tayrien, Mark
Cc: Catherine M. Templar
Subject: FW: Pinnacle meeting

From: Jimmy Smith [mailto:concerned.4victor88@yahoo.com]
Sent: Thursday, December 12, 2013 1:28 PM
To: Kim Kinsella; rlmoss@democratandchronicle.com; nhicks@messengerpostmedia.com
Subject: Pinnacle meeting

I was forwarded your email and asked to give input. As a resident of Victor, I have the following concerns about the Pinnacle Project.

- 1) traffic on those roads is bad enough every morning, noon & night, without adding more cars
- 2) restaurants & hotels in Victor are not full to begin with and Pinnacle is adding more unnecessarily
- 3) are the results conclusive that there are no "heavy metals" in the quarry?
- 4) where will the run-off from the parking lot, buildings & fields go? into the waterway/wetlands there currently? there is quite a large stream there and I have been told that its the beginnings of the Irondequoit Creek and winds its way to Irondequoit Bay. do the other towns between Victor & the bay know this? does the DEC know this?
- 5) what kind of bridge is going to span the walking trail? from what I understand the buildings are on 1 side and the fields will be located on the other. looking at the topography, the trails are in a valley, along with the stream/wetlands. something will need to go over the top.
- 6) this monstrosity of a building is going to ruin the view from Saurer Farms
- 7) the town is doing nothing to protect it's citizens against a project of this nature. there is a lot of whispering going on about "deals" being made. can the Pinnacle board of directors be matched against ex-town board members?
- 8) there are flags marking a "wetlands delineation". how much of the wetlands in going to be disturbed?
- 9) with no sewer system in place, where is sewage going? into a holding tank to be pumped to Farmington during off-hours? what are off-hours? who decides this?
- 10) all in all, this is a bad situation for Victor & possibly on the same scale as the Plume.

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Pettee, Wes

From: Kim Kinsella [kaminsella@town-victor-ny.us]
Sent: Friday, December 13, 2013 7:56 AM
To: Pettee, Wes; Tayrien, Mark
Cc: Catherine M. Templar
Subject: FW: Pinnacle Sports Complex

FYI

From: Luanne Mansfield [mailto:luannemansfield@gmail.com]
Sent: Thursday, December 12, 2013 5:19 PM
To: Kim Kinsella
Subject: Pinnacle Sports Complex

Dear Ms. Kinsella-

I understand the Pinnacle Athletic Complex, to be built on Phillips Rd. is soon to become a reality! While I must admit, I was a little envious when my in-laws, Victor residents, told me about this project when it was in its infancy, I decided if it couldn't be in my backyard in Mendon, I would love it to be just around the corner! I have two connections to this project and would love to see it move forward as quickly as possible. My daughter has the privilege of playing on the high-caliber, highly respected volleyball team, VolleyFX. VolleyFX intends to rent space from the Pinnacle Complex for its practices and possibly some tournaments. Kids come from all over the area to play for this club and the parents will, no doubt, "hang around Victor" while their daughter is practicing. I would expect your coffee shops and stores will see an up-tick. We are also anxious to get our team out of the Main St. Armory for late night practices and into the bucolic setting of Victor as soon as possible.

Secondly, I do physical fitness testing and training with the Fishers Fire Dept. and the Mendon Fire Dept. I would love to have such a facility, right in their backyards, to augment their physical training- training so necessary for the health of your local firefighters. Rather than duplicating and wasting resources by trying to outfit the firehouses with fitness training equipment, it would be wonderful to have facilities they could utilize, yet keep them close by should they be called to duty. I urge the Planning Board to move this project along in an expedient manner so revenues can quickly be realized and the facilities can be enjoyed by all in such a healthy manner.

Thank you and happy holidays to you and yours,

Sincerely,

Luanne M. Mansfield
45 Boughton Hill Rd.
Honeoye Falls, NY 14472

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Pettee, Wes

From: Kim Kinsella [kaminsella@town-victor-ny.us]
Sent: Monday, December 16, 2013 8:53 AM
To: Pettee, Wes; Tayrien, Mark
Cc: Catherine M. Templar
Subject: FW: Pinnacle Sports Complex

Follow Up Flag: Follow up
Flag Status: Flagged

fyi

-----Original Message-----

From: William Smith [<mailto:smithwd48@gmail.com>]
Sent: Saturday, December 14, 2013 8:28 AM
To: Kim Kinsella
Subject: Pinnacle Sports Complex

I am writing to express my support for the Pinnacle Sports Complex that is to be built in Victor pending final approval.

We have lived in Victor for the past 16 years and have two daughters that play volleyball at the high school varsity and club level. Having a first class sports complex available in Victor will give many kids the opportunity to participate in learning and improving their skills in sports that they will enjoy later in adult life.

This complex will also be an economic benefit to the Victor area. The Pinnacle Sports Complex will be ideal to host tournaments for various sports, which will bring teams with supporting parents to Victor for weekends of competition. This leads to hotel stays and revenue for restaurants and stores in Victor. Last March we hosted a volleyball tournament on the Victor School campus. There were 36 teams participating. This tournament brought over 1,000 individuals to Victor for the weekend. The teams from Canada loved it. They said the hotels were great, the food was great and the shopping at Eastview was terrific. With the Pinnacle Complex available, we would be able to support and even larger tournament which would bring additional revenue to Victor.

Victor needs a first class sports complex as proposed by Pinnacle.

If you need any additional information, please let me know.

Sincerely,
David Smith

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