

# TOWN OF VICTOR PLANNING BOARD AGENDA

Victor Town Hall, Main Meeting Room  
85 East Main Street, Victor, NY 14564

This meeting will be live streamed via YouTube with text commenting available.

Please subscribe. Go To: <https://www.youtube.com/c/townofvictornewyork>

**Tuesday, July 12, 2022, 7:00 PM**

## **RESULTS**

- 7:00 p.m.
- Pledge of Allegiance
  - Approval of meeting minutes
    - 6/28/2022 - **APPROVED**
  - Correspondence Received
  - Boards/Committees Updates
    - Kim Kinsella Planning Board Update

*The legal notice for the public hearings appeared in "The Daily Messenger" along with "Under Review" signs being posted on the subject parcels. Post Cards were mailed to property owners within a minimum of 500 ft from location for the initial public hearing date of each application. For applications carried over please refer to the Planning and Building Office.*

## **PRELIMINARY APPLICATION**

### **1. STONE BROOK SUBDIVISION**

2-PS-2022

#### **LEAD AGENCY DECLARED**

1403 East Victor Road

Zoned – Residential 2

Owner – Bruce DeSimone

Tax Map # 28.04-2-62.000

Applicant is requesting approval for a clustered subdivision of 85 buildable lots on 100 acres in the Town of Victor with 15+ acres in the Town of Farmington for a total of 115 acres. This is the second step in a three step process for a major subdivision. The Sketch Plan was acknowledged complete March 22, 2022.

## **SITE PLAN**

### **2. DELTA SONIC CAR WASH**

40-SP-2021, 10-SU-2021

#### **APPROVED**

7463 State Route 96

Zoned – Commercial/Light Industrial

Owner – Dilip Patel

Tax Map # 6.00-1-64.100

Applicant is requesting approval to demolish the existing buildings and to construct a 13,914 sf interior detail building located along NYS Route 96, a 10,257 sf exterior building car wash with 3,185 sf prep hut, located behind existing Taco Bell, a 13,164 sf indoor vacuum building and outdoor vacuum area located behind Wendy's, along with new lighting, landscaping, pavement and drainage.

**PUBLIC HEARING**

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

- 3. AUCTION DIRECT PAVEMENT EXPANSION** 09-SP-2022  
**REMOVED UNTIL NEXT MEETING**  
6520 State Route 96 Zoned – Commercial  
Owner – 6520 Rt 96 LLC  
Tax Map # 28.02-1-52.100  
Applicant is requesting approval to extend the front lot pavement 18 feet by 200 feet long to display inventory.
- 4. VICTOR SQUARE RETAIL EXPANSION** 15-SP-2022  
**TABLED TILL NEXT MEETING**  
4-20 Commerce Drive Zoned – Commercial  
Owner – Victor Square Retail LLC  
Tax Map # 6.02-2-47.100  
Applicant is requesting approval to construct a 4,000-sf building addition on the south side of the Victor Square Shopping Center. Applicant is also requesting a reduction in allowable parking from the Town Code requiring 270 spaces to the proposed 202 spaces
- 5. TIMBER TOP TREE PARKING EXPANSION** 16-SP-2022  
**TABLED TILL NEXT MEETING**  
7355 State Route 96 Zoned – Commercial/Light Industrial  
Owner – DST Associates LLC  
Tax Map # 15.00-2-22.220  
Applicant is requesting approval for site plan modification to add 10,000 sf of parking area on the existing 1.6 acre parcel to accommodate the business operations of Timber Top Tree.
- 6. WOODS AT VALENTOWN REVISED SECTION 1** 17-SP-2022  
**TABLED TILL NEXT MEETING**  
High Point Drive Zoned – Planned Development District  
Owner – Valentown Woods LLC  
Applicant is requesting approval to modify the June, 2021 approved site plan for Woods at Valentown. The modified Section 1 will reconfigure 8.1 acres to accommodate 84 apartments in two 42-unit buildings, increase impervious area by .57 acres, provide related green infrastructure, parking, clubhouse, and associated site layout.

**MINOR SUBDIVISION**

- 7. VANDENBERG MINOR SUBDIVISION** 02-MS-2022  
**TABLED TILL NEXT MEETING**  
1657 Strong Road Zoned – Residential 2  
Owner – Jack Vandenberg  
Tax Map # 38.00-1-27.000

Applicant is requesting approval to subdivide the parcel into three lots with existing house and barn on the center lot.

**FINAL SUBDIVISION**

**8. FAIRWAYS PHASE III RESUBDIVISION LOTS 305&306**

04-FS-2022

**APPROVED**

Championship Drive

Zoned – Residential 1

Owner – Fairview Ponds LLC

Tax Map # 6.20-1-300.000

Applicant is requesting approval for resubdivision of Lots 305&306 into 9 individual townhomes.

*Information and plans available for review at the Planning & Building Office located at 85 East Main Street. Descriptions of projects are subject to change depending upon meeting outcomes. All public are welcome to attend meetings. Written comments may be directed to [planning@town-victor-ny.us](mailto:planning@town-victor-ny.us) or mailed to Planning at 85 East Main St., Victor, NY 14564 to arrive by Wednesday prior to meeting. For additional information call 585-742-5040.*