

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, September 13, 2022, 7:00 PM

- 7:00 p.m.
- Pledge of Allegiance
 - Approval of meeting minutes
 - 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. SOUTHGATE HILLS PHASE 3

3-PS-2022

PUBLIC HEARING OPEN

East Victor Road

Zoned – Residential 2

Owner – BRW of Greece LLC

Tax Map # 28.04-1-48.000

Applicant is requesting approval for a clustered subdivision of 10 single family lots on a 11-acre parcel. This is the second step in a three-step process for a major subdivision. The Sketch Plan was acknowledged complete on August 10, 2021.

PRELIMINARY APPLICATION

2. STONE BROOK SUBDIVISION

2-PS-2022

PUBLIC HEARING CLOSED

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

3. VICTOR SQUARE RETAIL EXPANSION

15-SP-2022

REMOVED UNTIL SEPTEMBER 27th 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

4. VICTOR CROSSING PARKING EXPANSION

23-SP-2022

REMOVED UNTIL SEPTEMBER 27th MEETING

400-441 Commerce Drive

Zoned – Commercial

Owner – Victor Square Retail LLC

Tax Map # 6.02-2-47.100

Applicant is requesting approval for site plan modification in connection with the proposed improvements for Victor Square Shopping Center. Additional parking, land banked parking and improved access between properties has been proposed.

5. MAGUIRE PARKING EXPANSION (FORMERLY NEWTEX)

20-SP-2022

8050 State Route 251

Zoned – Light Industrial

Owner – Dixit Enterprises LLC

Tax Map #14.02-1-3.110

Applicant is requesting approval to

Construct a 9,400 sf parking addition, creation of a west façade entrance and a modification of the loading dock on the east façade.

FINAL SUBDIVISION

6. FAIRWAYS PHASE III RESUBDIVISION LOTS 304, 313 & 314

05-FS-2022

Championship Drive

Zoned – Residential 1

Owner – Fairview Ponds LLC

Tax Map # 6.20-1-300.000

Applicant is requesting approval for resubdivision of Lots 304, 313 & 314 into 11 individual townhomes.

PUBLIC HEARING

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

7. BRUSH SOLAR ARRAY

21-SP-2022

8045 Co Rd 41

Zoned – Residential 2

Owner – James Brush

Tax Map # 38.00-1-1.210

Applicant is requesting approval to install a 71.2 kw solar photovoltaic system including trenching and installation of underground electrical conduit.

8. VICTOR CDR & JEEP CAR WASH

22-SP-2022

6484 State Route 96

Zoned – Commercial/Light Industrial

Owner – Victor East Holding Co.

Tax Map # 28.12-1-36.100

Applicant is requesting approval to install a 1,880 sf external carwash to replace the internal carwash stations that were approved for the new commercial building.

9. AUCTION DIRECT CHARGING STATIONS

19-SP-2022

REMOVED UNTIL SEPTEMBER 27th MEETING

6520 State Route 96

Zoned – Commercial

Owner – 6520 Rt 96 LLC

Tax Map # 28.02-1-52.100

Applicant is requesting approval to install (2) two public chargepoint dual port stations, a new utility pole and conduit at the pre-existing Auction Direct site.

10. CAMPOS OUTDOOR SPA

24-SP-2022

213 Royal View, Pittsford

Zoned – Limited Development District

Owner – David Campos

Tax Map #5.01-1-25.012

Applicant is requesting approval to install a 10' x 16' outdoor spa which includes an expansion of an existing patio and renovation and installment of landscaped beds.

EXTENSION OF TIME

11. HIGHLINE PARK PDD

30-SP-2021

Main Street Fishers

Zoned – PDD

Owner – Morrell Builders

Tax Map # 6.00-1-58.320

Applicant received approval on December 14, 2021 to construct a 120 apartment style and 26 townhome style for-rent residential units with supporting clubhouse amenities and parking. Applicant is requesting their second 90 day extension of this approval.

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 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.