

A regular meeting of the Village of Victor Planning Board was held on Wednesday, February 24, 2021, via Zoom app.

MEMBERS PRESENT: Chairperson Meg CHaides
Vice Chairperson Peter Kowal
Member Charles Criss
Member Steven Van Dyke
Member Jeffrey Swan
Planning Clerk Roseanne Turner-Adams

OTHERS PRESENT: Pam Hogenes, Bob Kelly, Mike Perrilleon

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

Salute to the flag.

Resolution #05-21PB
Acceptance of Minutes

On a motion made by Steven Van Dyke, seconded by Charles Criss, the following resolution was ADOPTED 5 AYES 0 NAYS

Resolved, to accept the minutes dated January 27, 2021.

290 West Main Street/Farm Stores Victor/Mike Perrilleon
Site Plan Concept

Ms. CHaides stated that Mr. Perrilleon is proposing to put up a Farm Store on the vacant property at 290 West Main Street. Ms. CHaides explained that it is like a drive thru Dairy Barn which is what it was called on Long Island where she is from.

Mr. Perrilleon stated that he has put in an offer for 290 West Main Street and one of the contingencies is to get approval from the municipality. Mr. Perrilleon explained that he is proposing a drive thru convenience store and compared it to the 10 items or less lane at the supermarket. Mr. Perrilleon stated that it is not intended to be a place to get all of your groceries but meant to be for things like a gallon of milk, eggs, paper towels and dog food. Mr. Perrilleon stated that it is 100% drive thru, no foot traffic and rather than going through the whole ordeal of parking, buying more things than you intended at one of the big stores this is more convenient.

Mr. Perrilleon showed an informational sheet (Exhibit A) that shows:

- Building size is approx. 900 sq. ft.
- Double lane drive thru
- No inside foot traffic-Customers are served 100% via drive thru, no in-store activity

- 800 sku's with 20% (160 sku's) featuring local products

Mr. Perrilleon stated that the Farm Store will also offer hot food such as soups & breakfast sandwiches. Mr. Perrilleon explained that Farm Stores originated in South Florida so there is a Latin influence on some of their offerings such as empanadas and Pan de Bono which are a unique alternative to burgers and subs. Mr. Perrilleon stated that Farm Stores also have a high-speed efficiency oven to offer hot bread and pastries as well as hot coffee or iced coffee all through drive thru convenience.

Mr. Perrilleon explained that Farm Stores have an app that you can order from or you can pull up and just say what you want. Mr. Perrilleon stated that there will be two sliding glass doors on either side and the employee would come out to take your order.

Mr. Perrilleon showed an example of a store located on Long Island that shows a drive thru on both sides. Mr. Perrilleon explained that he will have more engineering proposals done to show how he would like to put his store in the location. Mr. Perrilleon stated that he has spent time at the stores down state and the average time it took for a customer to pull up, order and receive their order was 2.5 minutes. Mr. Perrilleon explained that if you think about someone who has young children in car seats that do not want to have to deal with taking them out, settle into a shopping cart to go inside to shop, this eliminates all of that. Mr. Perrilleon stated that people have really gotten used to drive thru convenience during the pandemic.

Mr. Perrilleon stated that he grew up on Long Island and moved to Rochester when he was 12 years old and he remembers his Mother asking why there were not any stores like this in Rochester especially with the cold weather. Mr. Perrilleon explained that last year he was furloughed for four months and it got him thinking about this concept and wants to be the first one to bring this to Western New York starting in Victor.

Mr. Perrilleon stated that he would like to partner with the Victor Farmington Food Cupboard where any excess food would be donated to families in need. Mr. Perrilleon stated that he would also bring jobs to the area.

Ms. CHaides stated that she suggested a Dairy Barn many years ago because she is from Long Island and for a family with 8 children the Dairy Barn was a Godsend for her Mother so she thinks it would really work here. Ms. CHaides stated that she is interested to see how Mr. Perrilleon plots it out on the parcel to fit everything that he wants to do.

Mr. Criss stated that he has a concern about the hill on the property because when Tim Horton's down the street was built there were major issues and problems with the back of their property and the whole traffic circle had to be redone. Mr. Criss stated that he thinks this location may have less of an issue with the grade. Mr. Perrilleon stated that the entire parcel is 1.2 acres and the front 1/3 of an acre is completely flat which is all

he would need for this project. Mr. Perrilleon stated that this piece of property is larger than what is needed for this particular type of store but he would have Engineering, studies and surveys done to ensure that everything is how it needs to be. Mr. Perrilleon stated that he will obviously have some site work done so any type of retaining wall or structure necessary would be constructed. Mr. Perrilleon stated that he does not need a big parking lot and these stores only need 1/4 -1/3 of an acre to be built with 3-4 parking spaces for employees. Mr. Perrilleon stated that customers do not set foot inside the store therefore eliminating the size of the footprint necessary.

Ms. CHaides stated that Mr. Perrilleon will be filling out a Site Plan Application that will be reviewed by Village Code Enforcement, Fire Department, Engineers, Tree Board & DPW to make sure that this is going to work. Ms. CHaides added that because this is on Rt. 96 it would need to go to the Ontario County Planning Board for review as well as following the access management plan requirements as far as ingress and egress. Ms. CHaides stated that the Ontario County Planning Board meets the second Wednesday of each month and all of the plans, engineering and building renderings would need to be submitted to Village Planning Board four weeks in advance of the meeting you anticipate attending. Ms. CHaides explained that we would send the documents to the Ontario County Planning Board in between the Village Planning Board meetings. Ms. CHaides stated that the Village Planning Board would also have a public hearing to allow public comments.

Ms. CHaides asked the Planning Board members if they have any questions:

Mr. Van Dyke stated that this looks like a nice project and does not have any questions at this point.

Mr. Kowal stated that he likes the concept and has never been to one of these stores before, but it looks like a drive-in dairy with ice cream and things like that which can very well fill the needs of the families out there. Mr. Kowal stated that since we don't have stores like that here, yet we don't know the need but once we have one, we will probably wonder why this hasn't been here before. Mr. Kowal stated that he likes the idea and with Covid-19 staying out of the stores is the norm, so this is good timing. Mr. Kowal stated that Mr. Criss's comment about the hill was good and that the Planning Board members want to see a project go to fruition and not see anyone lose their life savings. Mr. Kowal explained that the Planning Board members are here to help any way they can.

Mr. Criss stated the Planning Board comments are meant to be helpful to the applicant and as representatives of the Village express concerns they may have. Mr. Criss stated that he has concerns with the color scheme as this is a Gateway zone and wants to keep the colors in theme with the Village.

Ms. CHaides stated that a sign application will also be required which will be part of the final review.

Mr. Swan stated that he thinks it is a neat idea especially a showcase for local products it would be a niche because the one grocery store did close and there is nobody in the Village to do that. Mr. Swan stated that he likes the drive up and drive out concept and he would be a customer.

Ms. CHaides stated that she thinks that the Planning Board agrees that Mr. Perrilleon move forward with his project and submit his plans.

Mr. Perrilleon stated that he is very much looking forward to working with the Village of Victor and he thinks it is a great place to do business and hopes to contribute to it.

Resolution #06-21PB
290 West Main Street/Farm Stores Victor/Mike Perrilleon
Site Plan Concept

On a motion made by Peter Kowal, seconded by Charles Criss, the following resolution was ADOPTED 5 AYES 0 NAYS

WHEREAS, the Planning Board made the following findings of fact:

1. An application was received January 25, 2021 by the Secretary of the Planning Board for a site plan concept at 290 West Main Street.
2. The applicant proposes to build a 900 sq. ft. double lane drive thru convenience store featuring grocery staples and baked goods.
3. The applicant presented to the Planning Board an example of the proposed site plan concept. Rendering is now on file.

NOW, THEREFORE BE IT RESOLVED that the application of Mike Perrilleon/Farm Stores Victor/290 West Main Street Site Plan Concept **BE APPROVED**.

Mr. Kelly gave his report on Village Board activity

Member Reports & questions

ADJOURNMENT Meeting adjourned on a motion at 7:36pm

Roseanne Turner-Adams, Planning Clerk