

UPDATED AS OF 4/18/2023

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

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

Willow Rise Townhomes

Banjo Run

Applicant is requesting approval for 45 residential townhomes on approx. 6.4 acres. Access Drive known as Banjo Run is accessed from Erica Trail located in Ballerina Subdivision.

- Sketch Plan received on March 10, 2020
- Sketch Plan deemed complete on April 28, 2020
- Preliminary and Final Subdivision application received May 5, 2020
- Public Hearing scheduled for August 11, 2020
- Preliminary and Final overall Subdivision approval granted with conditions on September 22, 2020
- Re-approved for Final subdivision granted June 22, 2021

Woods at Valentown, Section 1

High Point Drive

Site plan modification for the construction of two (2) 42-unit buildings, updates to the clubhouse and update building design.

- Site plan application received June 7, 2022
- Public Hearing held on July 12 & July 26, 2022
- Site Plan approved on July 26, 2022

Piper Meadows Subdivision

High Street

Subdivision of 41.09 acres into 41 lots under Section 278 of Town Law. The 41 lots will be comprised of 21 single family lots (including two existing homes - 860 & 870 High Street) and 20 for sale townhouse units (10 – 2 Unit buildings). Along with 50% open space.

- Sketch plan received on September 18, 2018
- Sketch plan deemed complete on October 23, 2018
- Preliminary subdivision application received January 18, 2019
- Public hearing scheduled for February 12, 2019
- Preliminary overall subdivision approval granted on June 25, 2019
- Final subdivision application received by Planning Board on August 6, 2019, and scheduled for the September 10, 2019 Planning Board meeting
- Final subdivision approved with conditions on September 24, 2019
- Building permits being issued

Blumont Hills Subdivision

6300 County Road 41

Subdivision of 35 single family homes on 33.2 acres with 2 access points onto County Road 41 with remaining 74.7 acres to be conservation area.

- Sketch plan application received March 5, 2019
- Sketch plan accepted as complete on April 9, 2019
- Preliminary subdivision application received on November 12, 2019

- Public Hearing scheduled on December 17, 2019
- Public Hearing held on December 17, 2019
- Preliminary subdivision approved on February 11, 2020
- Final Subdivision application received by Planning Board on March 24, 2020
- Final Subdivision application approved with conditions on April 28, 2020
- Final Subdivision re-approval granted on January 26, 2021
- Under construction
- Building permits being issued

Willis Hill Estates, Phase 2 (formerly Anderson Subdivision)

Willis Hill Road

Subdivision of 23 single family lots

- Final subdivision application received February 17, 2021
- Final approval granted April 27, 2021
- Pre-Construction meeting held August 2021
- Building permits being issued
- Under construction
- Building permits being issued

The Fairways, Phase 3

Championship Drive & Gillis Road

Final phase of development, creating 18 lots with 72 units total.

- Final subdivision application received January 19, 2021
- Final approval granted March 9, 2021
- Under construction & building permits being issued

Highline Park

County Road 42

Site plan for a mixed residential use development consisting of 26 townhouse units & 120 apartments, all for rent.

- Site plan application received on August 10, 2021
- Public Hearing held on 9/14/2021; 10/12/2021; and 10/25/2021
- Site plan approval granted December 14, 2021
- 90-day extension granted on May 24, 2022
- 2nd 90-day extension granted on September 13, 2022

Valentown Meadows Subdivision

Valentown Road

Subdivision of 28.6 acres into 8 lots.

- Sketch plan acknowledged complete January 11, 2022
- Preliminary subdivision submitted January 24, 2022
- Public Hearing held on February 2, 2022 & March 8, 2022
- Preliminary subdivision approval granted on March 22, 2022
- Final subdivision application submitted April 7, 2022
- Final subdivision approval granted on May 10, 2022
- Building permits being issued

1086 Strong Road Subdivision

1086 Strong Road

Subdivision of 11 single family homes including an existing home on 34.4.2 acres along with 50% open space.

- Sketch plan application received May 7, 2021
- Sketch plan accepted as complete on June 8, 2021
- Preliminary subdivision application received on August 25, 2021
- Public Hearing held on September 28, 2021
- Public Hearing held on September 27, 2022
- Public Hearing held on October 12, 2022
- Public Hearing held on October 25, 2022
- Public Hearing held on November 9, 2022
- Public Hearing held on December 13, 2022 – Lead Agency was declared by the Planning Board
- Public Hearing closed on February 14, 2023
- Notice of Negative Declaration – March 14, 2023
- Preliminary Subdivision approved on March 28, 2023

Delta Sonic Car Wash

7463 State Route 96

Site plan for the construction of a 13,914-sf interior detail building, a 10,257-sf car wash, and a 13,164-sf indoor vacuum building.

- Application received October 28, 2021
- Public Hearing held on January 11, 2022
- Site Plan approval granted July 12, 2022
- Demolition permit issued

Stone Brook Subdivision

East Victor Road

Subdivision of 100 acres in 85 single family lots.

- Application for sketch plan received February 15, 2022
- Sketch plan deemed complete by PB on March 22, 2022
- Preliminary subdivision application submitted on May 10, 2022
- Public Hearing held on June 14, 2022
- Preliminary Subdivision approval September 27, 2022
- 90-day extension granted on March 14, 2023

Ravenwood Pro Shop Addition

929 Lynaugh Road

Expanding the existing clubhouse to accommodate an enlarged pro shop. A two-story 1,600+/- sf addition to the eastern side of the existing building along with a 1,700+/- sf patio addition.

- Application for site plan modification received November 10, 2022
- Public Hearing held on December 13, 2022
- Building permit issued

Valvoline

7503 County Road 42

Demolish the existing building (formerly Denny's Restaurant) and build a 2,080 sf Valvoline Instant Oil Change.

- Application for site plan received September 8, 2022

- Public Hearing held on October 12, 2022
- Public Hearing held on October 25, 2022
- Public Hearing held on December 13, 2022
- Site Plan approved February 14, 2023

Southgate Hills Phase 2 Subdivision

East Victor Road

Subdivision of 10.14 acres into 15 lots under the Clustering Provisions of Chapter 184. Along with 50% open space.

- Sketch plan received on July 20, 2021
- Sketch plan acknowledged complete by PB on August 10, 2021
- Preliminary subdivision application received September 22, 2021
- Public hearing held on October 26 & November 9, 2021
- Public Hearing closed on January 11, 2022
- Preliminary overall subdivision approval granted on January 11, 2022
- Final subdivision application received by Planning Board on January 24, 2022
- Final subdivision approved with conditions on March 8, 2022
- Building permits being issued

Southgate Hills Phase 3 Subdivision

East Victor Road

Subdivision of 11 acres into 10 lots under the Clustering Provisions of Chapter 184. Along with 50% open space.

- Sketch plan received on July 20, 2021
- Sketch plan acknowledged complete by PB on August 10, 2021
- Preliminary subdivision application received June 21, 2022
- Public hearing held on July 26, 2022
- Public Hearing closed on September 13, 2022
- Preliminary overall subdivision approval granted on September 27, 2022
- Final subdivision application received by Planning Board on November 8, 2022
- Final subdivision approved with conditions on December 13, 2022
- Building permits being issued

Gullace Property (Town)

Lynaugh Road & County Road #9 (Church Street)

Site plan for the construction of 62 for sale condominiums to include 14 duplex units west of County Road 9 and 48 units configured within 2-, 3-, and one 4-unit blocks on the east side of County Road 9 and Lynaugh Road.

- **April 2019 Update**

The Town of Victor Planning Board ("the Planning Board") by vote of 3 to 2 taken on September 25, 2018 at a regularly scheduled Planning Board meeting denied the Revised Site Plan Application ("the Planning Board's Determination") and thereafter the Applicant filed an Article 78 proceeding ("the Proceeding") in Ontario County Supreme Court for the State of New York seeking to overturn the Planning Board's Determination and the Planning Board opposed the Proceeding and the relief sought by the Applicant, and following the Court's consideration of extensive submissions by the parties and oral argument, by decision issued by the Honorable Frederick G. Reed on January 22, 2019, the Court overturned the Planning Board's Determination finding it was arbitrary and capricious and without basis, and the Court further indicated it did not believe there was a basis to deny the Revised Site Plan Application in the absence of the Planning Board identifying grounds to re-open the New York State Environmental Review Act process

("SEQRA") and making a SEQRA determination contrary to what was previously issued by the Planning Board in this matter.

The Planning Board seeking to resolve the Proceeding and any further associated litigation including any appeal of the January 22, 2019 Decision ("the Litigation") as referenced without incurring further litigation expense, and following discussions among counsel for the Planning Board and counsel for the Applicant concerning same proposed a resolution which adopted and approved in accordance with the conditions and other matters set forth the revised site plan application and also fully and finally resolved the litigation conditioned in Judge Reed approving the same on April 23, 2019.

- **No New Updates to Report**