

UPDATED AS OF 9/15/2021

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.

Anderson Subdivision

Willis Hill Road & Strong Road

Subdivision of approximately 162 acres into 53 lots.

- Sketch Plan application received on February 5, 2020
- On March 10, 2020 agenda for review of Sketch Plan
- Planning Board acknowledged complete application March 10, 2020
- Preliminary Subdivision application received on September 8, 2020
- Final Phase 1 Subdivision application received on September 8, 2020
- Public Hearing held September 22, 2020
- Final approval granted for Phase I on November 10, 2020
- Preliminary overall approval granted on November 10, 2020

Scout Reserve – Re-Subdivision of Lot #2

Aldridge Road

Subdivision of 23 acres into 5 lots

- Sketch Plan submitted on February 25, 2019
- Planning Board acknowledged receipt of complete application on March 26, 2019
- Preliminary subdivision application received on December 23, 2019
- Public Hearing held on January 28, 2020
- Preliminary Subdivision application approved May 12, 2020
- Final Subdivision application received September 1, 2020
- Final Subdivision approval on October 2, 2020
- Under Construction & building permits being issued

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 9/22/2020
- Re-approved for Final subdivision granted 6/22/2021

Dunbar Hill Subdivision

Lane Road

Subdivision of 4.73 acres into 4 Lots

- Subdivision Sketch Plan under the name of Lane road Subdivision received 2/6/2018
- Planning Board acknowledged complete application March 13, 2018
- Preliminary Plan under the changed name of Dunbar Hills Subdivision received 5/22/2018
- Revised Sketch Plan received August 16, 2018 for new layout

- Preliminary/final subdivision application received on May 22, 2018
- Public hearing held on June 22, 2018
- Preliminary / final subdivision approved on October 23, 2018
- Under construction

Woods at Valentown

High Point Drive

Site plan for the construction of 12 apartment buildings (288 units) on 56.87 acres

- Site plan application received on December 4, 2018
- Planning Board held public hearings on 1/8/2019, 1/23/2019, 2/12/2019, and 2/26/2019
- A negative declaration was issued by the Planning Board on April 23, 2019
- Site plan approval granted with conditions on April 23, 2019
- 2nd 90 day extension granted on January 14, 2020
- Final Plans signed on June 19, 2020
- Re-approval granted 6/22/2021

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

Willis Hill Estates, Phase 2 (formerly Anderson Subdivision)

Willis Hill Road

Subdivision of 23 single family lots

- Final subdivision application received 2/17/2021

- Final approval granted 4/27/2021
- Pre-Construction meeting held August 2021

The Fairways, Phase 3

Championship Drive & Gillis Road

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

- Final subdivision application received 1/19/2021
- Final approval granted 3/9/2021
- 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 8/10/2021
- Public Hearing held on 9/14/2021

Gullace Property

Lynaugh Road & County Road #9 (Church Street)

- See update under separate tab on Town PB Projects Page

Fishers Ridge

State Route 96

The project is planned to be developed in states and to ultimately include approximately 750,000 square feet of building floor area, including approximately 550,000 square feet of commercial space, a 100,000 square foot hotel and approximately 100,000 square feet of office and residential space. The application is under the State Environmental Quality Review (SEQR) process. The basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review and decision making processes of state, regional and local government agencies at the earliest possible time. To accomplish this, SEQR requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant impact on the environment, and if it is determined that the proposed project may have a significant adverse impact, an environmental impact statement is prepared. The Planning Board had determined themselves to be Lead Agency on this project. They also issued a Positive Declaration which means that the proposed action may result in a significant adverse impact on the environment and therefore, a Draft Environmental Impact Statement must be prepared. A scoping hearing was held in December of 2007 and January of 2008 to focus the environmental impact statement on potentially significant adverse impact and to eliminate consideration of those impacts that are irrelevant or non-significant. The scoping outline of issues was adopted by the Planning Board on February 12, 2008.

- See Update under separate tab on Town PB Projects Page