

A regular meeting of the Village of Victor Planning Board was held on Wednesday, January 26, 2022, at the Village Hall, 60 East Main Street.

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: Bob Kelly, Todd Smith, Michael Perrilleon, Robert Perrilleon, Ray Raimondi, Rafael Barreto, Alysse Hantzis

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

Salute to the flag.

Resolution #01-22PB
Acceptance of Minutes

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

Resolved, to accept the minutes dated December 15, 2021.

Farm Stores Victor/Mike Perrilleon 290 West Main St.
Preliminary Site Plan

Mr. Ray Raimondi stated that he is with Marathon Engineering and is joined by Rafael Barreto who is also from Marathon Engineering, Mike Perrilleon who is the owner and his Father Robert Perrilleon. Mr. Raimondi stated that the project is located at 290 West Main Street which is 1.2 acres and there used to be a residence there that has been demolished. Mr. Raimondi explained that the proposed Farm Store encompasses 0.45 acre and everything else will remain as it is. Mr. Raimondi stated that the parcel is zoned Gateway Corridor Business District (GCB) and the Farm Stores are a franchise concept that have been around the Southeast US since the 1960's and in recent years have started to expand to the Northeast and this will be the first franchise in New York. Mr. Raimondi explained that the Farm Store is strictly a drive thru service type of business that employs 2-3 employees at a time selling convenience items such as sandwiches, coffee, microwaveable foods, beverages and miscellaneous grocery items. Mr. Raimondi explained that it is a quick convenient stop without getting out of your car. The concept is that a car drives up to the door and an employee comes out to take their order with a point of sale tablet and then brings their items to the car. Mr. Raimondi stated that the concept design takes place with two vehicles being serviced at the same time because there is a door on both sides of the building. Mr. Raimondi

stated that there is no access inside for patrons and no ability for them to come in and buy things on their own as everything is handled from their vehicle. Mr. Raimondi stated that based on the average store, times are approximately 2-3 minutes per car.

Mr. Raimondi stated that the project itself comprises the addition of a 700 sq. ft. building as per code but are working on a complete design that will include a second story that most likely won't be functional. Mr. Raimondi stated that the architects will get involved after preliminary site plan approval.

Mr. Raimondi discussed some options that they are looking at regarding the building construction

Mr. Raimondi stated that they are here tonight to request preliminary site plan approval, a special use permit and sign review. Mr. Raimondi stated that they have received comments from the Village Engineer, Code Officer and Fire Marshal and have addressed all of their comments.

Mr. Swan asked Mr. Raimondi to discuss the flow of traffic. Mr. Raimondi stated that there will be arrows and directional signs bringing the traffic in and then to the appropriate location to order and if it gets busy employees will direct cars to the window on the other side of the building. Mr. Raimondi explained that when their order is finished, they pull out to either a left or right turn lane.

Discussion about traffic flow

Mr. Smith stated that there will also be an app for pre-orders.

Mr. Criss stated that the bulk of the traffic that will come into the facility will be coming down the opposite side of the road because in the evening the traffic is heading east. Mr. Criss stated that it will be a really tough traffic flow with cars lined up.

Mr. Van Dyke asked if there is a rendering of the building. Mr. Raimondi stated that they haven't chosen a final concept yet. Mr. Perrilleon explained that he does want to include shelter over the lanes to protect customers from the elements.

Ms. CHaides stated that one of the comments that the Village Engineer has is about including a traffic analysis and an impact analysis to be prepared in accordance with the Village Code chapter 40 Access Management. Mr. Raimondi stated that they will be hiring someone to do a traffic study and that access management will be taken into account.

Mr. Criss stated that waste generated from fast food has been a concern for the Village Board and Planning Board as paper gets thrown out the window and it is a problem for the Village. Mr. Criss stated that the two fast food businesses in the Village (Dunkin

Donuts & Tim Hortons) were designed to fit in with the existing architecture and are not their typical designs. Mr. Criss explained that Tim Hortons had issues with the back hill eroding and he thinks it is a smart idea to bring the Farm Store business closer to the road.

Ms. CHaides asked what vendor will handle the garbage. Mr. Perrilleon stated that a private sanitation company will be picking up garbage and recycling and a space has been designed to store the garbage totes.

Mr. Perrilleon stated that he would like to address Mr. Criss's comment about waste from fast food. Mr. Perrilleon explained that the Farm Store is intended to be similar to the 10 items or less line at the supermarket. Mr. Perrilleon stated that sandwiches will be wrapped in waxed paper but no Styrofoam or clam shell containers that people will bring home. Ms. CHaides stated that there is no consumption of food or product on site so people will be taking their items home. Mr. Raimondi explained the Farm Store as a place where you can drive thru and pick up milk and bread without getting out of the car.

Mr. Kowal asked how the store will be stocked and if there will be room for delivery trucks. Mr. Perrilleon stated that he will have a primary vendor to bring grocery items and one to supply dairy and eggs and another one for deli meats and produce. Mr. Perrilleon explained that the deliveries will not be made by 18 wheel tractor trailers but by smaller box trucks. Mr. Perrilleon stated that there will probably be a delivery on a daily or semi-daily basis.

Ms. CHaides stated that the only issue she has is that a traffic study needs to be completed using the Village access code chapter 40.

Mr. Kowal stated that his kids are getting older, and they like to ride their bikes into the Village to the store and asked if they would be able to utilize the pickup window. Mr. Perrilleon stated that other stores allow bicycles to go through and he would like to allow bikes if the Planning Board is ok with it. Mr. Kowal stated that he would like to see it available to bicycles. Mr. Perrilleon stated that there is no speaker box, and the transaction is all face to face. Mr. Raimondi stated that they would like to avoid pedestrian traffic because of all the ADA requirements that they cannot accomplish on this site. Mr. Raimondi explained that an ADA vehicle can pull up and be served. Mr. Smith stated that there aren't any sidewalks in that location so people can't really walk up in there. Mr. Raimondi stated that they do not want people walking up the road, but a bicyclist certainly would be able to.

Ms. CHaides stated that regarding one of the Code Enforcement comments pertaining to building placement has been repealed, an area variance is not required for the front setback. So, there is no violation with the placement of the building 41 feet from the right of way.

Mr. Criss asked the applicant if he is aware that the Village has a color palette of acceptable colors. Ms. CHaides stated that they will supply the Planning Board with color renderings of the building at the next meeting. Mr. Perrilleon stated that he has the Village color palettes.

Mr. Swan stated that there is a Village Tree Board who will need to review the landscaping plan. Ms. CHaides stated that the landscaping plan will be sent over to the Tree Board for their comments.

Ms. CHaides stated that one of the Ontario County Planning Board comments was that no flammable materials should be used for landscaping.

Resolution #02-22PB
Farm Stores Victor/Mike Perrilleon 290 West Main St.
Preliminary Site Plan

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

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

1. An application was received December 29, 2021 by the Secretary of the Planning Board for a preliminary site plan at 290 West Main Street.
2. The applicant is proposing to build a 900 sq. ft. Farm Store building with a two-lane driveway (one lane drive-thru) employee parking area, site infrastructure, landscaping, signage and site lighting. All of the work and disturbance will be confined to the front area approximately 0.45 acres. All previous existing structures have been demolished.
3. The application was referred to the Ontario County Planning Board on December 29, 2021 whereas, recommendation was made by the Ontario County Planning Board on January 12, 2022 recommending to retain referrals 14-2022 and 15-2022 as class 1s and return to the local board with comments.

The applicant presented to the Planning Board a rendering of the proposed site plan. Rendering is now on file.

NOW, THEREFORE BE IT RESOLVED that the application of Mike Perrilleon for a Farm Store at 290 West Main Street **BE APPROVED WITH THE FOLLOWING CONDITIONS:**

1. That the applicant will comply with all requirements of the Village Engineer, DPW, Code Enforcement, Tree Board, Planning Board and Fire Marshal.

Resolution #03-22PB

Farm Stores Victor/Mike Perrilleon 290 West Main St.

Special Use Permit

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

WHEREAS, the applicant is seeking a Special Use Permit (SUP) to implement a drive through service. Pursuant to **§ 170-13.1 Gateway Business District** drive through window service requires a Special Use Permit.

NOW, THEREFORE BE IT RESOLVED that a Special Use Permit for the drive through at 290 West Main Street **APPROVED with the following conditions:**

- The applicant must obtain a building permit from the Village Code Official
- A traffic study is completed
- The Village Access Management Plan is followed

Farm Stores Victor/Mike Perrilleon 290 West Main St.

Sign Program

Discussion regarding signage

Ms. CHaides stated that the application for the proposed sign program needs to be more accurate and include plans for lighting. Ms. CHaides stated that she would like to hold off on the sign program approval until a new application is resubmitted and discussed at the next meeting.

Mr. Kowal stated that snow removal is something to think about and specifically where the snow will be placed so that the snow doesn't create a blind spot for customers coming in and out.

Mr. Criss stated that he has a concern with the proposed proximity of the project to the neighboring property and the management of water drainage due to the addition of blacktop. Mr. Raimondi stated that they have a proposed grading plan that mitigates the rainwater to a stormwater management area.

Discussion regarding grading plan

Mr. Kelly stated that he loves the concept and idea of a store that you drive thru but he wishes that he could see a rendering of the actual building because as a Village Trustee, the concern he has is that the building will be the smallest, least expensive

building on Main Street coming into the Village. Mr. Kelly explained that the picture that was presented looks like a trailer with awnings and is concerned with what Victor looks like as cars are coming into the Village. Mr. Kelly explained that he is not on the Planning Board but if he were he would prefer to see something with more permanence that is two-story and has a peaked roof. Mr. Raimondi stated that they are looking into proposing a building that looks more like a little barn. Ms. CHaides stated that the applicant is still in the design stage and the way Mr. Raimondi explained it the building will be peaked with awnings and siding and not a trailer.

Ms. CHaides stated that when the applicant returns the issues that the Planning Board will be dealing with are a public hearing, SEQR review, final approval and sign program.

Mr. Kelly stated that the budget process has begun which will go on for the next 4 weeks or so. Mr. Kelly stated that there is a sub committee working on a noise ordinance for the Village.

Discussion regarding multiple dwelling homes in the Village

Discussion regarding abandoned homes in the Village

ADJOURNMENT Meeting adjourned on a motion at 8:04 pm

Roseanne Turner-Adams, Planning Clerk