

## **UPDATED AS OF 4/12/2019**

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.

### **Silverton Glenn, Lot 118**

State Route 444 & Wyndham Hill

Subdivision of 2.309 acres into 3 townhome buildings, each with 3 for-sale units

- Preliminary/final subdivision submitted 7/26/2017
- Public Hearing held on 8/22/2017
- Will return to the Planning Board on January 9, 2018
- Final Planning Board approval received January 9, 2018
- Building permits being issued

### **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

### **Valentown Plaza, Lot #3**

State Route 96 & High Street

Site Plan amendment to construct a 25,000 one story building where 20,700 sf was previously approved.

- Site Plan application submitted 1/21/2014
- Ontario County Planning Board reviewed & approved with modifications on 2/12/2014
- Site Plan approved w/conditions on 4/18/2014
- Building Permit Issued 9/15/2015

- Extension granted by ZBA 2/6/2017
- Extension received until March 2019
- Building permit issued
- Under Construction
- C of O issued for New York Beer Project (NYBP)
- Building permit issued for Spoke tenant space

### **Gullace Property**

Lynaugh Road & County Road #9 (Church Street)

- See update under separate tab on Town PB Projects Page

### **Southgate Hills Subdivision (formerly known as East Victor Road Property)**

East Victor Road

Subdivision of approximately 56 acres into 28 lots.

- Sketch plan received on 10/13/2015
- Sketch plan application deemed complete by Planning Board on 12/1/2015
- Preliminary subdivision application received on 4/5/2016
- Preliminary public hearing held on 5/10/2016
- Preliminary subdivision approved on 7/26/2016
- Final subdivision application received on 7/21/2016
- Final subdivision approved on 8/23/2016
- Under construction
- Building permits being issued

### **Drumlins, Section 3, Phase 3**

Chapel Hill Drive

Subdivision of 6.2 acres into 20 lots, completing the Drumlins Townhouse development.

- Final subdivision application received on 12/1/2015
- Planning Board review and approval granted with conditions on 1/26/2016
- Under construction
- Building permits being issued

### **Anton Valley Subdivision**

Gillis Road

Subdivision of 30.3 acres into 15 single family lots

- Subdivision sketch plan received 12/6/2016
- Planning Board acknowledged complete application 1/24/2017
- Preliminary plan Planning Board approved 6/27/2017
- Final Planning Board approval granted on 11/14/2017
- Construction started on infrastructure

### **Scout Crossing**

Dryer Road

Subdivision of 9.80 acres into four single family lots

- Subdivision sketch plan received 9/20/2016
- PB acknowledged complete application 10/25/2016
- Preliminary plan received 11/3/2016
- Preliminary plan approved 4/11/2017
- Final plan approved 6/27/2017
- Under construction
- Building permits being issued

### **High Point Planned Development District Modification**

Applicant is requesting the Town Board to amend a portion of the conifer Village at Eastview Planned Development District of approximately 5.38 acres. The applicant is requesting to rezone the 5.38 acres from Conifer Village to the High Point Business Park Planned Development District.

The second request to the Town Board is to amend the High Point Business Park Planned Development District in regards to the current HOA Lot located on the eastern portion of the High Point development. Applicant is requesting to construct rental apartments.

- Planning Board rezoning recommendation sent to Town Board March 13, 2018
- Is presently before the Town Board for Planned Development District modification
- Rezoned 7/23/18
- Filed with State 8/3/18

### **Scout Reserve Subdivision**

Aldridge/CR 9

Subdivision of 28.72 acres into 7 lots

- Subdivision Sketch Plan received 11/21/17
- Planning Board acknowledged complete application 1/9/18
- Preliminary plan received 5/17/18
- Preliminary plan approved 7/24/18
- Final plan received 8/13/18
- Final plan approved with conditions 9/25/2018
- Building permits issued for 3 lots

### **LSI Solutions – Creekside Building**

7796 SR 251

Applicant has requested to construct a 67,200 sf office/warehouse building on 34 acre parcel.

- Received Planning Board approval June 27, 2017
- Received from Planning Board FIRST 90 Day Extension January 9, 2018
- Received amendment to Planning Board approval resolution March 6, 2018
- Building permit issued 7/6/18
- Under construction

### **Quatela Office Building**

7255 SR 96

Applicant requested approval to construct a two story 19,230 sf commercial office building on 2.11 acres.

- Received Planning Board approval September 13, 2017
- Received area variance for front setback for parking August 7, 2017
- Received site plan modification December 12, 2017
- Building permit issued February 15, 2018
- Under construction

### **Tambe Self Storage**

7500 Main Street Fishers/CR 42

Applicant is requesting approval to convert the majority of space within existing building to temperature controlled storage for small/medium items to motor vehicles. A small portion of the building would continue to be leased to existing tenant. Applicant is also requesting 23,900 sf outdoor storage units at the rear of the site and temporary outdoor storage of motor vehicles on existing parking area.

- Received Planning Board approval November 14, 2017
- Received renovation permit February 15, 2018
- Building permit issued for small storage building out front

### **Willow Rise Apartments**

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

- Received Planning Board approval November 28, 2017
- Approval expired
- Re-approval granted by Planning Board on March 12, 2019

### **Dunbar Hill Subdivision**

Lane Road

Subdivision of 4.73 acres into 4 Lots

- Subdivision Sketch Plan under the name of Lane road Subdivision received 2/6/18
- Planning Board acknowledged complete application 3/13/18
- Preliminary Plan under the changed name of Dunbar Hills Subdivision received 5/22/18
- Revised Sketch Plan received 8/16/18 for new layout
- Preliminary/final subdivision application received on 5/22/2018
- Public hearing held on 6/26/2018
- Preliminary / final subdivision approved on 10/23/2018

### **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 12/4/2018
- Planning Board declared their intent to proceed with a coordinated review for purposes of SEQR on 1/8/2019

### **Chase Bank**

State Route 96 & High Street

Redevelopment of the former Pizzeria UNO site to include demolition of the UNO's building and new construction of a 3,640 sq ft Chase Bank.

- Site Plan application received 9/5/2018
- Public hearing held on 10/10/2018 and 1/8/2019
- Site Plan approval granted with conditions on 1/8/2019

### **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 9/18/2018
- Sketch plan deemed complete on 10/23/2018
- Preliminary subdivision application received 1/18/2019
- Public hearing scheduled for February 12, 2019
- Project still under review by Planning Board

### **Victor Square – Modification**

State Route 96 and Commerce Drive

Site plan modification requesting the addition of 67 parking spaces (with 44 spaces land banked) along eastern side of building. Will also include extension of drive aisle behind the building and re-configuration of parking lot north of the building & provide a 6' high fence on north side of new parking area for screening. Also, conversion of the existing emergency fire access onto Route 96 to a right in/right out access onto Route 96.

- Site plan application received 1/8/2019
- Public hearing scheduled for February 12, 2019
- Application tabled until May 14, 2019

### **Wal-Mart – Façade Upgrade**

Commerce Drive

Site plan application for façade upgrade including new color scheme, adding signage, and expanding bale & pallet recycling enclosure at rear of building.

- Site plan application received 1/8/2019
- Public hearing scheduled for February 12, 2019
- Site plan approved on 3/26/2019

### **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
- Application scheduled for 4/9/2019 Planning Board meeting

**Tahven Associates**

7398-7400 State Route 96

Site plan modification to remove 11 parallel parking spaces along Route 96 side of property and expand the existing 42 parking spaces to 67 parking spaces.

- Public hearing held on 4/9/2019