

## **UPDATED AS OF 6/07/2022**

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

### **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
- 2<sup>nd</sup> 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
- 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 2/17/2021
- Final approval granted 4/27/2021
- Pre-Construction meeting held August 2021
- Building permits being issued
- Under construction
- Building permits being issues

**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; 10/12/2021; and 10/25/2021
- Site plan approval granted 12/14/2021
- 90-day extension granted on 5/24/2022

**Valentown Meadows Subdivision**

Valentown Road

Subdivision of 28.6 acres into 8 lots.

- Sketch plan acknowledged complete 1/11/2022
- Preliminary subdivision submitted 1/24/2022
- Public Hearing held on 2/22/2022 & 3/8/2022
- Preliminary subdivision approval granted on 3/22/2022
- Final subdivision application submitted 4/7/2022
- Final subdivision approval granted on 5/10/2022

**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 opened 1/11/2022

### **Stone Brook Subdivision**

East Victor Road

Subdivision of 100 acres in 85 single family lots.

- Application for sketch plan received 2/15/2022
- Sketch plan deemed complete by PB on 3/22/2022
- Preliminary subdivision application submitted on 5/10/2022
- Public Hearing scheduled on 6/14/2022

### **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