

UPDATED AS OF 9/25/2020

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 2/5/2020
- On 3/10/2020 agenda for review of Sketch Plan
- Planning Board acknowledged complete application 3/10/2020
- Preliminary Subdivision application received on 9/08/2020
- Final Phase 1 Subdivision application received on 9/08/2020
- Public Hearing held 9/22/2020

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
- Building permits being issued

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 being issued

Scout Reserve – Re-Subdivision of Lot #2

Aldridge Road

Subdivision of 23 acres into 5 lots

- Sketch Plan submitted on 2/25/2019
- Planning Board acknowledged receipt of complete application on 3/26/2019
- Preliminary subdivision application received on 12/23/2019

- Public Hearing held on January 28, 2020
- Preliminary Subdivision application approved 5/12/2020
- Final Subdivision application received 9/01/2020

Willow Rise Apartments

Access Drive

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

Willow Rise Townhomes

Access Drive

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 3/10/2020
- Sketch Plan deemed complete on 4/28/2020
- Preliminary and Final Subdivision application received 5/05/2020
- Public Hearing scheduled for 8/11/2020
- Preliminary and Final overall Subdivision approval granted with conditions on 9/22/2020

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 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 4/23/2019
- Site plan approval granted with conditions on 4/23/2019
- 2nd 90 day extension granted on 1/14/2020

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
- Preliminary overall subdivision approval granted on 6/25/2019
- Final subdivision application received by Planning Board on 8/6/2019 and scheduled for the 9/10/2019 Planning Board meeting
- Final subdivision approved with conditions on 9/24/2019
- Building permits being issued

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

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 4/9/2019
- Preliminary subdivision application received on 11/12/2019
- Public Hearing scheduled on 12/17/2019
- Public Hearing held on 12/17/2019
- Preliminary subdivision approved on 2/11/2020
- Final Subdivision application received by Planning Board on 3/24/2020
- Final Subdivision application approved with conditions on 4/28/2020

Horsepower Motorworks

Brace Road

Site plan for the construction of 63,500 sq ft building on 12.5 acres for a premier specialty restoration and service center for classic and high performance vehicles.

- Site plan application received 6/27/2019
- Public hearing held on 7/23/2019
- Planning board requested lead agency on 8/13/2019

- Planning Board issued a negative declaration & site plan approval on 9/10/2019
- Request for first 90 day extension from Planning Board on 3/10/2020
- Request for second 90 day extension from Planning Board on 6/09/2020

High Point Business Park, Building 300

High Point Drive

Site Plan amendment to construct a 150,000 sq ft four-story building for office use.

- Site plan application received 10/29/2019
- Public Hearing scheduled for 12/3/2019
- Site Plan approved 12/17/2019
- Under construction

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