

TOWN OF VICTOR PLANNING BOARD AGENDA

Tuesday, February 10, 2026, 7:00 PM

Victor Town Hall, Main Meeting Room
85 East Main Street, Victor, NY 14564

7:00 p.m.

Pledge of Allegiance

Approval of meeting minutes

- 01-13-2026

Correspondence Received

Board/Committee Updates

- Dave Condon– Town Board Update
- Keith Maynard II - Planning Board Update

The legal notice for the public hearings appeared in “The Daily Messenger” along with “Under Review” signs being posted on the subject parcels. Post Cards were mailed to property owners within a minimum of 500 ft from location for the initial public hearing date of each application. For applications carried over please refer to the Planning and Building Office.

EXTENSION OF TIME

1. UHAUL SELF STORAGE SITE PLAN AND LOT LINE ADJ. 14-SP/05-SU-2024

8045 State Route 96

Zoned – Commercial

Owner – AREC 1, LLC

Tax Map # 6.00-1-7.210

Acres – ~9.3

Applicant received approval on July 23, 2024, to combine the two tax parcels to facilitate the placement of prefabricated metal storage units totaling 13,600 square feet on the existing paved parking area. Pursuant to Town Code § 211-31(F)(2), the Applicant is required to obtain a building permit within one year of the date of the Planning Board Chairman’s signature of the final plans. Applicant is requesting their First 90-day extension to Section 211-31(F)(2).

CLOSED PUBLIC HEARING

2. GOOD LIFE COLLECTIVE

33-SP-2025

REMOVED UNTIL FEBRUARY 24th MEETING

100-1020 Eastview Mall Drive

Zoned – Commercial

Owner – Eastview Mall LLC

Tax Map # 6.00-1-12.100

Applicant is requesting approval to establish a licensed adult-use cannabis retail dispensary for an in-line store at Eastview Mall.

3. THIRSTY TURTLE SITE PLAN MODIFICATION

38-SP-2025

REMOVED UNTIL FEBRUARY 24th MEETING

7422 State Route 96

Zoned –Commercial/Light Industrial

Owner – 7422 Pittsford-Victor Road Inc.

Tax Map # 15.00-2-20.200

Applicant is requesting approval to install a temporary fence or a color change to the temporary storage structure located in the northeast back parking lot. Also proposed is building lighting color change to coincide with holidays.

4. VALENTI MINOR SUBDIVISION

04-MS-2025

REMOVED UNTIL FEBRUARY 24th MEETING

6948 Aldridge Road

Zoned – Residential 2

Owner – Kathleen Valenti

Tax Map #16.00-1-4.131

Applicant is requesting approval to subdivide a 7.04-acre parcel into two proposed lots. Lot 1 will consist of 6.408 acres and existing house and Lot 2 will consist of .623 acres.

5. WOODS AT VALENTOWN SECTION 1 REAPPROVAL

40-SP-2025

High Point Drive

Zoned – Planned Development District

Owner – Valentown Woods LLC

Applicant is requesting reapproval of the June 26, 2022, approved site plan for Woods at Valentown. Section 1 consists of the construction of two 42-unit buildings, a proposed clubhouse and associated site layout.

PUBLIC HEARING

Speakers are requested to limit comments to 3 minutes and will be asked to conclude comments at 5 minutes.

6. WALLACE MINOR SUBDIVISION

01-MS-2026

Zoned – Residential 2

1195 Cork Road

Owner – Craig Wallace

Tax Map #27.02-1-1.000

Applicant is requesting approval to subdivide a 6.3-acre parcel into two proposed lots. Lot 1 will consist of 1.119 acres and an existing house, and Lot 2 will consist of 5.165 acres and a proposed single-family home.

7. STEWART TREE SERVICE SITE PLAN

06-SU-2025, 21-SP-2025

Zoned – Light Industrial

7548 Co Rd 42

Owner – Richard Stewart

Tax Map # 6.00-1-26.110

Applicant is requesting approval to operate a tree service business at this site. Was previously a restaurant

8. CENTOLA SITE PLAN

34-SP-2025

REMOVED UNTIL FURTHER MEETING

Baker Road

Zoned – Residential

Owner – Ronald and Susan Centola

Tax Map # 1.02-1-31.200

Applicant is requesting approval to requesting approval to construct a single family home on 2 acres. This was part of the Vincent Subdivision in 2024.

9. LEHIGH PLACE PDD PRELIM & FINAL SUBDIVISION

03-PS-2025, 03-FS-2025

REMOVED UNTIL FURTHER MEETING

200 Victor Height Parkway

Zoned – PDD

Owner – Auburn Trail Properties LLC

Tax Map # 15.00-2-14.210

Applicant is requesting approval to subdivide the 24.154 parcel into three lots. Lot 1 will consist of the FLCC building on 6.654 acres, Lot 2 is the proposed apartment buildings on 14.202 acres and Lot 3 will consist of the TLC Daycare on 3.298 acres. This is the second and third step of a major subdivision.

10. LEHIGH PLACE PDD SITE PLAN

31-SP-2025

REMOVED UNTIL FURTHER MEETING

200 Victor Height Parkway

Zoned – PDD

Owner – Auburn Trail Properties LLC

Tax Map # 15.00-2-14.210

Applicant is requesting approval to construct three 4 story apartment buildings consisting of 52 units in each for a total of 156 multi-family units. It will consist of a clubhouse and pool, grill area, dog park and open and covered parking areas.

11. ELEMENT by WESTIN at EASTVIEW MALL

33-SP-2024

REMOVED UNTIL FURTHER MEETING

100-1020 Eastview Mall Drive

Zoned – Commercial

Owner – Eastview Mall LLC

Tax Map # 6.00-1-12.100

Applicant is requesting approval to develop a new 4-story 23,580 sf hotel with 123 rooms on 91.4-acre parcel. It is located on the west side of the mall property on a existing paved parking lot between JC Penny and the former Lord and Taylor.

Information and plans available for review at the Planning & Building Office located at 85 East Main Street. Descriptions of projects are subject to change depending upon meeting outcomes. All public are welcome to attend meetings. Written comments may be directed to planning@townofvictorny.gov or mailed to Planning at 85 East Main St., Victor, NY 14564 to arrive by Wednesday prior to meeting. For additional information call 585-742-5040.

This meeting will be live streamed via YouTube with text commenting available.

Please subscribe. Go To: <https://www.youtube.com/c/townofvictornewyork>