

TOWN OF VICTOR PLANNING BOARD AGENDA

Tuesday, March 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
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.

PUBLIC HEARING

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

1. BROWNELL SITE PLAN MODIFICATION

02-SP-2026

578 Eleanor Road

Zoned – Residential 2

Owner – Erica Brownell

Tax Map #6.04-2-1000

Applicant is requesting approval for an existing landscape berm with a height of 3 feet, 16 feet in width and 78 feet in length. A secondary berm with a height of 6 inches, 10 feet wide and 30 feet in length was also installed prior to Planning Board approval. Applicant is also proposing to relocate a preexisting shed on their property.

2. VICTOR COMMERCE - CAVA SITE PLAN MODIFICATION

03-SP-2026

400 - 441 Commerce Drive

Zoned – Commercial

Owner – Benderson Development

Tax Map #6.04-1-78.000

Applicant is requesting approval to modify the existing building facade to allow for a revised facade at the former Pi Craft tenant space. Also included is the removal of the existing patio at the rear of the building and to provide for a new sidewalk connection

3. AT&T CINGULAR WIRELESS

02-SU-2026

795 Old Dutch Road

Zoned – Light Industrial

Owner – Global Signal Acquisitions LLC

Tax Map # 14.02-1-6.200/TWR

Applicant is requesting approval to modify equipment on the existing 135-foot monopole tower and remove (1) surge arrestor, (3) TMA and (12) pipe to pipe clamps and install new antennas and equipment.

4. VASTA SITE PLAN MODIFICATION

681 Phillips Road
Owner – Della Buscemi
Tax Map #15.01-1-15.100

04-SP-2026
Zoned – Light Industrial

Applicant is requesting approval to modify the approved site plan (2020) to include the paved area that was installed, the current parking layout and drive aisles, the landscaping and screening changes and the stormwater system changes.

5. COLYER PARK LOT #3 MODIFICATION

6745 Colyer Crossing
Owner – Dilip Paul
Tax Map #7.03-1-17.300

05-SP-2026
Zoned – Residential

Applicant is requesting approval to revise the approved site plan to construct a single family home with a proposed finished floor 3’ lower, and removal of the infiltration chamber for the downspouts.

SKETCH APPLICATION

6. BROWNSVILLE ROAD SKETCH SUBDIVISION (NOVA RISE) 02-SK-2026

973 Brownsville Road
Owner – Morrell Builders
Tax Map #16.00-1-39.000

Zoned – Residential

Applicant is requesting **acknowledgement of a complete application** for a proposed 73 lot cluster subdivision on a total of 158.2 acres over three parcels. This is the first step of a major subdivision and only acknowledgement of a completed application will be considered at this meeting.

7. WOODS at VALENTOWN SECTION 2-4 PRELIM SUB.

REMOVED UNTIL FURTHER MEETING

01-PS-2026

High Point
Owner – Woods at Valentown LLC
Tax Map #1.07-1-5.000

Zoned – PDD

Applicant is requesting preliminary approval for 71 for-sale townhouse units, and one 4-story apartment building with 100 units within Section 2-4. This will also include two Home Owners Association lots for this project.

8. CENTOLA SITE PLAN

REMOVED UNTIL FURTHER MEETING

34-SP-2025

Baker Road
Owner – Ronald and Susan Centola
Tax Map # 1.02-1-31.200

Zoned – Residential

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@townofvictory.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>