

Minutes of the Town of Perinton
Conservation Board Meeting of

February 17, 2015

Present:

Ken Rainis
Chris Fredette
Barb Wagner
Andy Rodman
Rob Kozarits, DPW

Absent:

John Minichiello
Jerry Leone
Dave Belaskas
Joan Cannon, Secretary

Others Present:

John Stapleton, Marathon Engineering
Martin Janda, Rebecca Glitch, BME

Marathon Engineering – Recommendation to Town Board for the proposed Whitney Town Center. Proposal to rezone a parcel of land approximately 5.5 acres from Industrial to Residential B. John Stapleton was present tonight to discuss the above application. The points of discussion were:

2008 zoning = Industrial, 2014 Special Use Permit from Town Board asked for northern area to be rezoned from industrial to residential B with overlay of public buildings and grounds.

Ken mentioned that a key point to consider is what industrial building could you have put in the site if there was/no rezoning or overlay district.

The site has LDD and Ken asked if the LDD has been remapped. The applicant's engineer responded that the LDD has not been remapped and the drawings are based on Federal Wetlands data and is current with the Army Corp.

Chris shared that the area of LDD has been previously disturbed with bulldozers by the land owner. The applicant's engineer stated that he was not aware of any previous disturbance by the landowner and that he would ask the landowner to clarify.

Barb and Ken requested a site walk after the LDD area is flagged. The applicant's engineer stated that there is a valid jurisdiction from the Army Corp so why is CB asking that the LDD be reflagged. The applicant's engineer proposed a field walk without flags/re-delineation and offered to bring a wetlands biology expert on the walk.

Ken agreed to determine in the spring of 2015 if the re-delineation is needed.

Andy asked for additional information on what uses/access are allowed under "Public Buildings and Grounds". Barb reviewed the uses and public access to the property is not one of the uses.

Rob shared that DPW supports rezoning and projected that CB's request for a site walk may delay approvals for site plan approval process. Applicant wants to present the site plan to the PB on 3-18-15. Applicant's engineer agreed with Rob that the site walk may delay the approval process.

Rob/DPW is curious about mortgage companies having an issue with the zoning line going through a building. Applicant's engineer has researched and does not believe that this will be an issue.

Applicant's engineer agreed to come to the CB meeting on 3-3-15 and will try to bring the landowner.

The Summit at Woodcliff - Discussion – requesting preliminary and final subdivision approval under Section 278 of Town Law for 27 single family residential homes on approximately 8.59 acres. (Concept granted 12-3-14 – f/k/a The Cottages at Woodcliff) The points of discussion are as follows:

Rebecca Glitch gave a brief overview of the proposed project – final build out of 8.5 acres for 27 single lots. This is a 50% reduction in unit density from original approved plan. The development will include an HOA, saving the mature trees that back up to Cathedral Oaks and a land swap with the golf course to allow moving the golf cart path off of property. A SEQR for the original property was granted in 1986.

Rob shared that the storm water will use existing infra-structure including the pond on Rte. 96. The impervious surface is the same as included in original plan/SEQR given in 1986.

Ken, Chris, Barb and Andy had no further questions.

Discussions:

Planning Board Meeting report of 1-21-15 – Ken Rainis and Chris Fredette attended.

Malcho's Car Wash – 650 Moseley Road – requesting preliminary and final site plan approval to demolish the existing 1,005 sq.ft. car wash and construct a new 2,240 sq.ft. car wash with modifications to Moseley Road entrance and drive-thru entrance. The discussion revealed that the existing building will not be demolished but instead will be renovated and expanded to the west because of a transformer that would be difficult to move. DPW and DOT wanted one access to Rte. 31 removed. Malcho pushed back and it will remain as is. PCB's SEQR recommendation was accepted. Preliminary and Final approvals were given, with conditions including front setback variance not required; colors to match the store building; this approval does not include signage; retaining wall to be maximum 5 feet high.

The CB made the following SEQR recommendation.

The CB recommends that this application receive a determination of no significant impacts under the SEQRA based on the following findings:

The proposed development is a continuation of an existing use and will result in no significant increase in impervious surface.

The proposed development will result in maintenance of green space (35.5%).

The proposed development will utilize a lower wash volume (45 gallons per wash as compared to a current 55 gallons). However, wash cycles will increase due to traffic changes (improvements). A net increase of water usage (estimated to be 40K gallons/year) is not a significant water volume increase.

Waste water will be routed through a grit trap, followed by an oil separator, prior to discharge. The site plan avoids intrusion into existing slope areas.

Modification of ingress/egress area for vehicles helps define and facilitate a safer traffic condition.

Overall, the plan demonstrates sensitivity to the site through – scale of replacement structures, placement of driving lanes, design of stormwater management practices that takes into account discharged grit and oil modification of vehicular ingress/egress.

Creekstone Modification – Modification to previously approved site plan was approved. Planning Board’s SEQR recommendation to the Town Board from February 2014 is fine as is and the CB ’s SEQR recommendation to the Planning Board was accepted. Changes to the greenhouse area were deemed an improvement and changes to the single family houses are insignificant in the overall picture. All changes will cause no adverse environmental impacts. The CB recommends that in the future, “a minimum dimension to be maintained” statement is placed on the PDD plans to provide for deminimis modifications following PDD zoning approvals”.

Conservation Board Meeting of 2-3-15 and Planning Board Meeting of 2-4-15 were cancelled.

Planning Board – Meeting of 2-18-15 – Barb Wagner to attend.

Lyons National Bank – O’Connor and Fairport Roads – requesting preliminary and final site plan approval for proposed development of 1.16 acre site for a new 5,176 sq.ft. branch for Lyons National Bank. Due to technicalities the Lyons National Bank was moved to PB agenda for 3/18/15. The final design pocket park will be included on the plans.

There being no further business before the Board, the meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Joan Cannon, Secretary