

Minutes of the Town of Perinton
Conservation Board Meeting of

March 3, 2015

Present:

Ken Rainis, Chairman
John Minichiello
Dave Belaskas
Andy Rodman
Eric Williams, DPW
Joan Cannon, Secretary

Absent:

Chris Fredette
Barb Wagner
Jerry Leone

Others Present:

John Stapleton and Matt
Thomas – Whitney Town Center

Whitney Town Center – 666 Whitney Road – requesting preliminary and final site plan approval for rehabilitation of an existing 28,500 sq.ft. building into a retail/office building with associated parking, three residential buildings consisting of 15 apartment units with associated parking, gazebo and outdoor pavilion. Ken Rainis stated that he still wants to have the LDD measured in the field. John Stapleton replied that he is satisfied with the LDD because their permit is still valid. At the last meeting we left it that when weather permitted we would take a field walk. He did not agree to a new delineation and unless Town regulations state that they have to do one, he stands by their valid delineation. John Minichiello noted that the permit is valid until May 17, 2016. Matt Thomas indicated that it is good for five years and typically it's valid as long as work has commenced but not necessarily completed. John Minichiello stated the CB wants to make sure the boundary of the wetland is correct so when the orange construction fence is put in, no one goes into the wetland. Regarding rumors of earthwork being done, John Stapleton verified with the owner "that in the eight years he has owned the property, he has undertaken no earthmoving operations outside of the fence line including those areas designated to be Federal Wetlands ... No grading, cuts or fills were undertaken in the area within the wetland boundary." John further clarified that "outside the fence line" means the area of the existing building. Ken reiterated that he is still concerned about the water on the site and where the building is located.

Matt stated the current layout plan is consistent with what's been presented previously for the SUP. We looked at this from a stormwater sizing criteria. We are somewhat limited in the stormwater management facility area in trying to fit in-between the two wetlands and not impact either of them. Also, we wanted to make sure that we didn't take all of the stormwater runoff from the site by piping it to the pond and discharging it. Right now, it sheet drains into the wetlands and feeds the upper reaches of it. We want to make sure it gets water in order to foster growth of wetland plantings. In order to do that, we incorporated rooftop disconnections and green infrastructure practices that allow us to treat the storm water quality and discharge at the

upper reaches of it and taking the overrun of quantity into the stormwater management facility. We didn't ignore the increase in runoff to those areas in a larger storm event that wasn't treated.

John asked about water balance from the standpoint of what's happening today versus what's going to happen from a flow standpoint. He saw the numbers in the SWPPP but did not see any calculations. Matt indicated he would provide John a copy of the attachments with the calculations. Regarding wetlands A and B (north and south) Eric asked how much water is being removed out of the wetlands both pre and post. Matt replied that they did not analyze it (pre and post) but analyzed it from a common analysis point. Matt stated that he would provide that information. Ken also asked they provide information as to what will happen to the water during a 20 year, 50 year and 100 year storm event. Matt indicated that a 100 year storm event has been analyzed and from an overall watershed standpoint, there is excess capacity in several of the pipes. The entire system is modeled for what comes into the pond as well as what drains to the wetlands from a runoff standpoint. We are reducing what is headed downstream from existing conditions and it is not significant. We wanted to maintain as much as we could of the hydrology of the entire system.

Ken asked about the elevation underneath the building compared to the wetland and in a 100 year event will there be any kind of ponding or water rise to that elevation. Matt replied that the top of bank for the storm water management facility is 422 ½. The lowest building elevation is 423 ½ and 424'. In addition, he has put in four 30" pipes and created a low point in the road of 421.5 which is the same elevation as the emergency spill-way. This will provide a factor of safety in the design of the low areas.

John asked Matt if with the piping and the bedding running from one side of the wetland to the other (north/south) will the bedding act as a conduit. Matt stated the intention is that it be a solid cradle in between the two pipes and be flowable fill. John asked about a trained contractor doing daily inspections and Matt said it isn't in the SWPPP but it is in the general permit. John asked if there would be any slopes steeper than 3:1 and Matt stated there was one on the crossing (1:1). Also there are a couple of areas that are 2:1 near the wetland. John wondered if there would be any type of hydraulic connection between the foundation drains and the wetlands. Matt stated that the soils are not conducive to a lot of water migration as evidenced by the wetlands. We have that separation and compaction in the back fill around the foundation and didn't plan on a hydraulic connection. They will be dewatering during excavation. Ken noted that the footprint has been reduced slightly resulting in not having to bring in about 2,500 yards of fill. John asked who was responsible for the construction close out inspection report for the stormwater permit. John Stapleton indicated it would be us in conjunction with the DPW. Eric asked what drove the design for the outlet control structure. Matt replied that putting the spillway over the top of it allows us to kill two birds with one stone. Eric indicated that DPW had a concern with the design.

The applicant will respond back to the CB with a letter regarding tonight's discussion prior to the Planning Board meeting on 3-18-15.

Discussions:

Planning Board Report of 2-18-15 – Barb Wagner attended.

Lyons National Bank – Perinton Branch – requesting preliminary and final site plan approval for proposed development of 1.16 acre site. CB resubmitted their SEQR recommendation. Planning Board approved a negative declaration. Preliminary and final site plan granted. Prior conditions have been satisfied. New conditions include: satisfaction of DPW concerns (if any); LNB to maintain pocket park landscape plantings. Sign package approved.

666 Whitney Road Discussion – John Stapleton presented their rezoning request for recommendation to TB. PB asked for CB input, recognizing that we’re making a separate recommendation. Barb Wagner stated the CB favored the rezoning based on benefit to neighboring residents. Also reiterated, as an aside, that at site plan we would ask the applicant to address CB’s concerns regarding the wetlands. PB members expressed their support for the rezoning.

Planning Board Meeting – 3-4-15 – Chris Fredette and Ken Rainis to attend.

Summit at Woodcliff – No further discussions.

There being no further business before the Board, the meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Joan Cannon, Secretary