

Minutes of the Town of Perinton
Conservation Board Meeting of

January 6, 2015

Present:

Ken Rainis, Chairman
Chris Fredette
Dave Belaskas
Barb Wagner
Jerry Leone
Andy Rodman
Rob Kozarits, DPW

Absent:

John Minichiello
Joan Cannon, Secretary

Others Present:

Lincoln Swedrock, BME
Tom Kime and Mike Colacino
Lyons National Bank.

Lyons National Bank – Perinton Branch – n/e corner of O’Connor Road and Fairport Road intersection. Requesting preliminary and final site plan approval for proposed development of 1.16 acre site for a new 5,176 s.f. branch for Lyons National Bank. In response to requests from the DPW and CB, Mr. Swedrock presented information on proposed “modified” bio retention area.

- 1) Due to prior use of site and concern about unknown contaminants, the bio retention area will have fabric around edge to keep excessive water from entering the soil. A 5” pipe will be used to drain the bio retention area and the pipe will be connected to the bottom of the bio retention area.
- 2) The material used to construct the bio retention area is to be determined, but crushed stone and grass will likely be used.

Rob Kozarits indicated to Mr. Swedrock, the Town’s appreciation for Lyons National Bank’s cooperation and responsiveness. He also noted that 50% of the pavement will drain thru the bio retention area.

Ken inquired about the 100 year storm data and the effects upon the bio retention area. Mr. Swedrock responded that the bio retention area will pond up and go to the catch basin. Barb asked about the lifetime of the media around the bio retention area and Mr. Swedrock stated that the material should last a long time – 20 years or more. Andy expressed concern that the runoff from the parking lot would contain fine particles that could clog the bio retention area. Mr. Swedrock stated that the design of the curbing would channel the runoff into the grass which would catch the particles prior to the bio retention area. Jerry inquired about snow removal and storage and Mr. Swedrock stated that the curbing will have some open areas to allow for snow removal/storage.

Ken noted that the catch basin discharges to a 12” pipe and that it will give adequate flow for a ten-year storm. Chris wondered about the zoning and Barb said that the proposed facility goes with the new zoning. Ken agreed and stated that the position of the building helps with water quality on the site.

The Board felt there were many positives for this site. The proposed project has very good landscaping and there will be parking in the rear together with two entrances to the site. Tom Kime of Lyons National mentioned that they will work with the Town on the design of the proposed pocket park. Ken wondered how many similar bio retention areas are currently installed in Perinton and Rob indicated that he is aware of five of them. Ken liked the design of them and encourages future consideration. The Board can recommend a negative SEQRA based upon the following:

- 1) Proposed project keeps trees along eastern property boundary.
- 2) Post development reduces impervious surface by 26%.
- 3) Project meets green space requirements.
- 4) Pocket Park in front.

Discussions:

Planning Board Meeting Review – 12-17-15 – Jerry Leone attended.

821 Moseley Road – 3 lot subdivision – requesting preliminary and final subdivision approval. Jerry stated that the project received preliminary subdivision approval only. The DPW has asked for better ideas and additional information as to how the water will be leaving the site. Rob mentioned that the DPW has asked the developer to use similar approaches/ideas as were used on the Messmer property. This site is very challenging due to the slopes. The CB recommended a determination of no significant impacts under SEQRA based on the following findings.

- 1) Access will be provided via a cul-de-sac driveway constructed to Town standards and including a turn-around for emergency vehicles. This configuration will avoid the traffic conflicts that could potentially be created by connecting the two sections of Waterworks Lane to create a through road.
- 2) The acreage in each parcel exceeds the Towns requirement for acreage outside the LDD and panhandle area. The only impact to the LDD will be road construction, which is a permitted impact. Furthermore, the applicant has provided evidence that the steep slope LDD is man-made and, therefore, not subject to limitations on construction.
- 3) No zoning waivers will be required.
- 4) Due to concerns about potential soil or groundwater contamination associated with the site’s prior use as a water treatment plant, the applicant submitted soil samples from four test pits for laboratory analysis of PCB levels. No PCB’s were detected.

Planning Board Meeting – 1-21-15 - Ken Rainis to attend.

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 s.f. car wash with modifications to Moseley Road and drive-thru entrance. The Board reviewed the proposed changes to the site and the major change besides the new building is the movement of the

entrance/exit from Rt 250. The goal of moving the entrance/exits is to create a pseudo four-way intersection within the site. There was a general discussion around the stacking, flow of traffic and signage for the car wash and the Dunkin Donuts drive thru. Ken asked if there were any changes to the drainage on/off the site and Rob stated the project does not change any of the existing drainage. Ken also noted that the site will not recycle any of the water used for the car wash. There was a general discussion and the Board agreed that not recycling wash water is not an issue. Regarding the need for a permit to discharge the wash water into the sewer, Ken and Dave felt that this issue is that the water is from an “in process” use. Barb mentioned that if it is feasible to use any of the gray water on site and recycle, then why does the owner choose not to. Dave agreed to gather additional information on whether a permit is needed.

Creekstone Development – Modification of final site plan – Rob stated that after the project was underway and the implementation of the infrastructure was well underway, an oversight by the engineer was uncovered.

- 1) The architects and builders footprint for single family units were not incorporated into the final/approved plan by Costich Engineering.
- 2) Since the infrastructure is already in place, the solution proposed by the developer will be to shorten the driveways and lawn areas by 10’.
- 3) There is no change to drainage or other aspects of the layout.

High Acres – Waste Management - Ken will send a memo to the Supervisor and Code Enforcement Officer with a comment that the Conservation Board is comfortable with the latest report from Waste Management on the High Acres Landfill.

Former AutoHaus site/Marsh Road – Van Bortel proposal. The Board discussed the following concerns:

- 1) The CB reiterated that the remediation work under the existing site order must be completed.
- 2) New sewer line is needed as the former sewer line was filled with concrete as part of the remediation work.
- 3) The sequencing of the work is important and must be fully disclosed by the applicant.
- 4) A concern was expressed that the site map and building information presented at the last Board meeting was not representative of the site. To Andy, it appears from driving by the site that the building goes all the way back to the rear property line/retaining wall, whereas the site map didn’t show this. Since a site map was not available at the meeting the discussion will be continued at a later meeting.

Whitney Town Center – 666 Whitney Road. An area of this site will be rezoned to Residential “B” and Chris agreed to gather additional information and follow up.

There being no further business before the Board, the meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Joan Cannon, Secretary