

Minutes of the Town of Perinton
Conservation Board Meeting of

January 14, 2014

Present:

Ken Rainis, Chairman
Chris Fredette
Dave Belaskas
John Minichiello
Barb Wagner
Dave Salmon
Jerry Leone
Andy Rodman
Joan Cannon, Secretary

Others Present:

Eric Williams
Rob Kozarits

Maureen Bower, CVS
John Wojtila, CVS
Mike O'Connell, CVS
John Stapleton, Whitney Road
Matt Newcomb, Whitney Road
Mary J. Pettengill, Resident

CVS – Fairport Road – Discussion regarding a proposed retail operation in a stand-alone structure greater than 8,000 sq. ft. in size. Proposal includes the redevelopment of the northwest corner of Fairport Road and O'Connor Road (future). The existing structures on the site will be razed for a proposed 13,225 sq. ft. CVS Pharmacy. SUP received from TB on 9-25-13.

Ms. Bower stated they were here tonight seeking approval for the above proposal. It is a 2.50 acre parcel accommodating a 13,225 sq. ft. building in a commercial district. We have addressed many of the concerns including resolving the architectural design. We are on the Planning Board agenda for 2-5-14. A wetland delineation has been done by DeBella and the wetlands are being left totally undisturbed. This is a redevelopment. Modifications have been made to include an increase in plantings and landscaping. Ken asked about the underground drainage system and Mike stated that they are below the actual rate for impervious runoff. The system is designed for a 100 year storm event. Mike further stated the Friendly's Restaurant will be a fill site as we are razing the building. The site currently drains to the rear. Also, we have an application before DOT for a curb cut. Ken asked if there is any impact with the railroad and Mike indicated there was not.

Eric indicated that CVS is responsible for inspecting the drainage system. They are required to sign a maintenance agreement with the Town as to when and how they are going to inspect it.

Bob asked about Tom Wahls and John said they would look at it and see if they can tie in with them. Also, CVS would be responsible for the maintenance of the entire site with a third party contractor.

Andy asked about the underground pipes and if there are any concerns about roots from trees. Mike stated "No", we are using perforated piping.

WHITNEY TOWN CENTER- 666 Whitney Road – Discussion of recommendation to Town Board for a proposed SUP to develop senior housing under public buildings and grounds overlay district. Project is on the north side of Whitney Road, approximately 0.1 miles east of O'Connor Road.

John Stapleton stated that there are two Federal wetlands. One to the north and one to south totaling three acres in size. Also wetland B which is 1/10th of an acre. The Town has a mixed use overlay for this area. The intent is to renovate the old Rochester Telephone building. There will be three senior living facilities (151 units) on the other parcel with adequate parking for the three buildings. There will be a storm water management facility and we will be in compliance with all regulations regarding the wetlands. We will be constructing a road through the wetland, however, which is permitted by code. Ken asked what their plan is to minimize any disturbance. John replied they are only disturbing the area where the road is going in. Ken indicated the CB will be looking for plans which show exactly how you are dealing with the wetlands. He also asked if the 2009 wetland delineation is still good and John stated they are having it verified. The drainage is from east to west but it will have to be determined whether it has changed. Ken asked what will happen in a flood event. John explained the pond will be sized for a 100 year storm event with a spillway. We have avoided a lot of impervious surface to the wetlands and they should continue to function as they are now. John asked that they show how the wetlands will be protected during construction.

Jerry asked about the senior housing and John stated they would be for independent living. Also, there will be a dumpster for each building. They do not expect to need any more parking than what is shown.

Ken stated that the CB would like to see delineation before they make a recommendation. Ken further asked about a traffic study and John said it would be ready in about four weeks. Ken reiterated that they want to see an updated delineation as it has been five years since it was first done.

Discussions:

The Conservation Board Minutes of 12-3-13 were approved as corrected.

Planning Board Meeting of 1-15-14 - Andy Rodman and Dave Belaskas to attend.

Be Walters Retail Development – requesting final site plan approval. The CB has no further concerns and will give a recommendation for a neg dec for purposes of SEQR.

Whitney Road Town Center – requesting a Special Use Permit from the Town Board. Barb Wagner, John Minichiello and Ken Rainis will prepare a recommendation and submit it to the CB for their review. It will cover the delineation report from 2009 as it is understood that an updated one could not be done until about May due to the winter weather. The CB is confident that they can make a recommendation to the Board for a neg dec for purposes of SEQR.

Wegmans – Pittsford Victor Road – Ken felt the issue for the CB is the watershed, water quality, and flooding at Martha Brown. Rob indicated the DPW is meeting with them next week to develop some form of strategy regarding the water and alleviating that issue. Eric acknowledged that the athletic field at Martha Brown fills up but then it drains. Bob also suggested that they take noise levels right now in

that the leaves are off the trees. The DPW also has a fairly substantial issue with the way they have realigned the intersection at Moseley Road in front of Wendy's. Eric will keep the CB informed about their discussions.

Creekstone Subdivision - Rob said they met with them last week and asked for a copy of the HEC-RAS study which we just received on Monday. They wanted to come before the CB tonight but we indicated we needed to study it further before that happened. They have clarified the amount of truck loads and what they want to do is maintain a balance as much as they can.

There being no further business before the Board, the meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Joan Cannon, Secretary