

Minutes of the Town of Perinton  
Conservation Board Meeting of

January 20, 2015

Present:

Ken Rainis, Chairman  
Chris Fredette  
John Minichiello  
Andy Rodman  
Rob Kozarits, DPW  
Joan Cannon, Secretary

Absent:

Dave Belaskas  
Barb Wagner  
Jerry Leone

Others Present:

Mike Montalto, Rich Wood,  
Creekstone Development

**Creekstone Development (Pride Mark Homes, Inc.)** - Route 31 and Mason Road – requesting a SEQR recommendation to the Town Board for an SUP and modification of previously approved final site plan for a Planned Development District. Mr. Montalto stated that there are two issues that need to be modified. Any changes to a PDD Plan require a Special Use Permit. Also, there is an error on the approved plan involving the single family units and a change to the green house/assisted living facility.

The single family units are 1-12 and 13-26. Our office missed a change supplied to us by Pride Mark and overlooked a new footprint for these units. The buildings are now about ten feet longer than the previous plan. All of Pride Mark's approvals from the banks were based on the new footprint which we missed. To accommodate the correct footprint we went five feet to the north, five feet to the south of the pond for units 13-26. Because of the shift in these units, we are pulling them closer to Route 31. Instead of a 68 ½ foot setback we are now asking for 60 foot setback. There are no changes to the setbacks on Broadmoor Trail. Internally, they were 60 feet apart and now they are 50 feet apart. We centered the extra ten feet on the new construction with the exception of 25 and 26 because of the sanitary sewer. Also, units 1-4 are being pulled toward Mason Road. Instead of being 171 feet from Mason Road, we are proposing 162.7 feet. There is about 500 sq.ft. per unit. The amount of pavement is reduced and the building has increased. We have a significant amount of green space for this project. There are no variances requested just the Special Use Permit as this is a PDD. The plan is the setback. There is .14 acres of impervious surface area which Rob stated was diminimous. The ponds on site are oversized as it is and can accommodate the additional impervious surface.

Mr. Montalto indicated that the greenhouse project being developed by the Presbyterian Home has a maintenance structure between the buildings in the approved plan. As they were working with their architect, they felt if they strengthened the link between the buildings there could be more economy in providing common services (hair salon etc). In doing that, they picked up

additional footage which provides additional beds. In looking at site grading and ADA accessibility, they have asked us to rotate the buildings 90 degrees and fill in the area where the length was. Instead of it being four buildings with 12 people each there will be 14 people in each of them for a total of 161 units instead of 160 or a net gain of one unit. There is no change in staffing and the parking count is the same. Ken agreed that the impact on the rest of the project is insignificant in terms of the overall square footage and is probably an improvement in ADA support. Mr. Montalto said the change in grade allows accessibility for the clients so they can utilize the interior space. There is parking on the west side now so visitors and staffing can have easier accessibility. The Board is in agreement that they can give a negative SEQR recommendation to the Town and Planning Boards. Ken will prepare a recommendation for the Board's review.

### **Discussions:**

The Conservation Board Minutes of 12-16-14 and 1-6-15 were approved as corrected.

**Planning Board Report – 1-7-15** – Barb Wagner and Ken Rainis attended.

**Lyons National Bank** – Perinton Branch – requesting preliminary and final site plan approval for proposed development of 1.16 acre site for a new 5,176 sq.ft. branch of Lyons National Bank. The building conforms to the new mixed use zoning and the stacking variance is in line with variances granted to similar businesses. A sidewalk contribution is required. Pedestrian co-zone-establishes areas where new construction is required in areas where sidewalk has been construction by the Town. CVS constructed sidewalk-developers at Hoselton will be facing similar requirements. Regarding matching the CVS lights, Lyons National requires higher light levels. They agreed to work out an acorn light similar to CVS. The CB recommends that this application receive a determination of no significant impacts under SEQRA based on the following findings:

The proposed development will result in a 26% decrease in impervious surface.

The decrease in impervious surface by itself meets the State and Town requirements for stormwater management. However, in light of the proximity of the site to a wetland area, the applicant proposes to provide additional treatment and control by means of a bioretention area. Development of the site represents a beneficial re-use of a formerly petroleum-impacted site as well as redevelopment of a previously developed site.

The bioretention area has been designed to isolate infiltrating stormwater from potential residual contamination that may be present in the soil or groundwater at the site.

The site plan preserves existing trees to the extent practicable.

Setbacks and building placement generally follow the zoning overlay standards that the Town intends to implement for the 31F corridor.

The applicant is providing aesthetic amenities including a pocket park and a fence to provide visual screening at the rear of the property.

Overall, the design demonstrates sensitivity to the site through:

Scale of structures and parking

Location of structures and parking

Design of stormwater management practices that take into account the site history and proximity to a wetland  
Harmonization with the surrounding neighborhood plan

The Planning Board approved the recommendation of the CB, a sidewalk contribution, parking setback waiver and preliminary and final site plan approval subject to the following:

DPW

Applicant obtains ZBA variances  
Complete pocket park design to satisfaction of PB committee.  
Curb slope as requested  
Add drainage infiltration feature recommended by Town Engineer  
Light fixtures shall be acorn style  
Bike rack to be shown on the plans.  
Sign approval not included  
Show amended parking setbacks on plan

**VanBortel Ford expansion** – Discussion item. The applicant made a presentation similar to the one presented to the CB. Mike Doser stated that any expansion of a car dealership requires an amendment to the SUP. The applicant was advised that any construction, including sewer hook-up will require site plan approval in addition to the amended SUP – site plans, SEQR, etc. Applicant was further advised that asking for use “step by step” would require SUP amendments for each step. Bob Place suggests getting overall approvals up front. Applicant not sure that plans are sufficiently clear. Town is going to want much more detailed information. References to issues with parking at the Hoselton site. General comments on lack of clarity in the plan the site. Also comments supporting the general concept of putting the vacant property back into use and for an auto-related business.

**Planning Board Meeting – 1-21-15** – Ken Rainis and Chris Fredette to attend.

**Malcho’s Car Wash** – 650 Moseley Road – requesting preliminary and final site plan approval to demolish the existing 1,005 sq.ft. carwash and construct a new 2,240 sq.ft car wash with modifications to Moseley Road entrance and drive-thru entrance. Having discussed this in a prior meeting, the Board felt that even with there being more cars and an increase in water usage, the overall impact is insignificant. Rob stated the applicant has pretty much answered all the DPW’s questions. Ken will prepare a SEQR recommendation for the Board’s review.

**VanBortel** – Recommendation to the Town Board for a SUP. The Board discussed its recommendation to the Town Board and supports the SUP for the following reasons:

The proposed use is identical to its previous use.  
The applicant is proposing to install a sanitary sewer and water connection.  
The intent is to modernize the drainage system within the building.  
It is close to being delisted.

Ken will prepare a recommendation for the Board to review.

**ZBA** – Chris reviewed the agenda with the Board and briefly discussed Lyons National Bank. The Board had no concerns.

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

Respectfully Submitted,

Joan Cannon, Secretary