

Minutes of the Town of Perinton
Conservation Board Meeting of

February 5, 2013

Present:

Dave Belaskas, Vice Chairman
Chris Fredette
Barb Wagner
Bob Salmon
Jerry Leone
Andy Rodman
Norm Gardner
Joan Cannon, Secretary

Absent:

Ken Rainis
John Minichiello

The Conservation Board Minutes of 1-15-13 were approved as corrected.

Planning Board Meeting Report of 1-16-13 – Andy Rodman and Chris Fredette attended.

10 Thayer Woods – requesting preliminary and final site plan approval to construct a single family home in an approved seven lot subdivision.

Neighbors (three present, one via letter) voiced numerous objections to this construction, citing difficulty with slopes and soils and small size of the proposed house. The Planning Board noted that the existing lot size (5+acres) allows for construction in LDD and that the proposed house size conforms with zoning (R-S). The neighbors also objected to the increased traffic on the private road, parking on and damage to the road by construction vehicles and tract restrictions. The Planning Board explained that the Town cannot and will not enforce these objections. The PCB asked that limits of disturbance be demarcated in-field and a geotechnical report be submitted.

Preliminary and final approvals were given, with Ken O'Brien voting "no". Conditions included: A geotechnical report; variances granted by ZBA for front and side setbacks; propane tank buried; the plan signed by a Professional Engineer; drywell moved closer to the house (up slope); all excess soil trucked off site; an area to be designated for construction vehicles.

Planning Board Meeting – 2-6-13 - Jerry Leone and Bob Salmon to attend.

Fitch Construction – 7378 Pittsford Palmyra Road – requesting preliminary and final site plan approval to add four bump out additions (877 square feet) for sunroom displays to the existing commercial building, additional parking (12 parking spaces) in the front, and loading dock and dumpster enclosure on the east side of the existing warehouse building.

The CB reviewed their prior notes and drawings on the application and have decided on the following SEQR recommendation: The PCB recommends a negative SEQR determination for this application.

1. Stormwater controls on the site, that are existing, will continue to discharge into the wetlands. The proposed two new dry wells will infiltrate a portion of the storm water with the balance discharging into the wetlands. New catch basins for the loading docks will have filter fabric and a sump design and the outflow discharging into the wetlands.
2. Green space on the site is proposed to be 69% vs. required 35%. This takes into account the increase in parking from 15 spaces to 27 spaces as well as the impervious surface created for the loading docks and driveway re-configuration.
3. Lighting changes will be minimal, with only the addition of some wall lighting.
4. Landscaping changes will incorporate use of some of the existing shrubs, some of which will be planted across the front of the warehouse and the balance used in the berms.
5. There will be no new curb cuts and truck traffic to the loading docks will be controlled by the hammerhead design.

6. The proposed changes to the existing façade, siding and the addition of the sunrooms are viewed as attractive improvements to the site.

Planning Board Meeting – 2-20-13 - Cancelled

Planning Board Meeting – 3-6-13 – Chris Fredette and Norm Gardner to attend.

Hickory Woods Subdivision (Shagbark Way Subdivision) located off of Ayrault Road, between Shagbark Way and Folkside Lane and extending northwesterly toward Ayrault Road and Hogan Road requesting preliminary and final subdivision approval and preliminary and final site plan approval for two (2) single family lots and seventeen (17) for sale townhouse lots under the clustering provision of Town Law.

In reviewing the updated plans, it would appear that they have not addressed the traffic concern at Folkside Lane and Ayrault Road. Norm will review the submitted plans and discuss them at the next CB meeting.

Town Board Meeting Report – 1-23-13 – Chris Fredette attended.

Village Sports- Their permit expired in April, 2012 and they are requesting renewal and modification of an SUP. Chris asked whether the new events would require more parking and the reply was that those events will occur between 9:30 and 11:00 p.m. after children and most other cars are gone. The renewal was deferred to 2-13-13 because a neighbor had a concern and could not come to the meeting due to illness.

SE Quadrant Mobile Care – 2527 Baird Road – SUP was granted for one year after assurances to the many neighbors present that lights and sirens will not be activated on Baird Road and that there will be at most three ambulances parked on the site at one time. This application will appear at Planning Board on March 6, 2013.

Site Committee Meeting Report – 2-5-13 – Key Bank – Perinton Square Mall - Norm Gardner attended. They are proposing to close the front and landscape it to allow for circulation around the building. They will probably go to ZBA and request a stacking variance. They are adding a third lane and extending the existing canopy in addition to a blow-by lane. There will be about 1,000 sq.ft. additional impervious surface. Currently, they have 37% green space. Norm felt this would be a good opportunity to get some water quality out front (rain garden). The bank will have two entrances.

There being no further business before the Board, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Joan Cannon, Secretary