

Minutes of the Town of Perinton
Conservation Board Minutes of

February 18, 2014

Present:

Ken Rainis, Chairman
Chris Fredette
Barb Wagner
Bob Salmon
Joan Cannon, Secretary

Absent:

Dave Belaskas
Jerry Leone
Andy Rodman
John Minichiello

Others Present:

Rob Kozarits, Town Engineer

Doug McCord and Paul
Zachman, 604 Pittsford Victor Road

604 Pittsford Victor Road Canal House, requesting preliminary and final site plan approval for change of use from residential use to commercial office use.

Mr. Zachman stated this property is adjacent to the Canal Walk development. This is a single family residence and was purchased from the homeowner who had lived there for the past 60 years. He would like to convert it to an office for his business and also a photographic gallery in the front room of the house. He wants to put in the infrastructure to have a set of stairs going down the slope to the docks on the canal and has applied for a permit from the Canal Corps. The intent is to rent kayaks (6) and will keep them on a lower level which is adequate for storage. There is about 18' from the bottom of the slope to the canal path. They would be pressure treated wood stairs with a simple rail.

It is a small rectangular house with a proposed first floor addition on the side (11' x 16"). There is an existing driveway with a small turn around. The plan is to shift the entrance to give it a buffer from the property line and provide parking. At the end of the driveway we are proposing a storm water infiltration area (water garden) to be set up with plant material to handle the runoff from the parking area before it gets to the slope area. There are quite a few trees on the bank which help to stabilize it and we do not intend to take out any of them. There are some small black locusts that may need to be eliminated to develop the water garden area. The soil is sandy and drains easily. The house has an existing septic system which will be eliminated to put in a sanitary sewer. This is an 1850 Greek revival home. There is a full width front porch that was added in the early 20th century and because it does not meet the Greek revival style it will be removed. It will be replaced with a small 4' x 6' portico. The property is 2/10^{ths} of an acre and

has an easement to tie into the sewers that are on the property next door. It has a fieldstone foundation with a bone dry poured concrete floor in the basement.

The lot coverage from the ROW line is 5,900 sq. ft. or about 69% coverage and meets code. They plan on renovating the building with all new wood windows etc. The goal is to keep the Greek revival architecture accurate.

Discussions:

The Conservation Board minutes of February 4, 2014 were approved as corrected.

Planning Board Agenda - 2-19-14 – Barb Wagner and Ken Rainis to attend.

Creekstone Development – NY Route 31 and Mason Road – requesting preliminary and final subdivision approval.

Ken stated the PB workshop discussed the HEC-RAS study and the fact that the properties to the east “may be impacted” by a 100 year storm event and the water levels that already impact the property. Ken pointed out that the data used in the HEC-RAS model was data that was extremely conservative and showed the flow data had the water going up to the shoulders of the bridge. That is a very high, unique situation. The flow data was stacked towards a very conservative amount and that increase is de-minimus. The DPW and I felt that the engineers did an excellent job in the number of HEC-RAS studies that they did. They showed that there is no impact to the south and a slight improvement. The application will not affect the surrounding properties and the applicant is doing some alteration of the corridor above and beyond what the HEC-RAS indicates. The corridor will be made a little deeper so that the properties to the south should not be impacted and the flow will be improved. As the stream goes into the wetland, the intent is to create more of a channel to try and help the flow.

The objective of not impacting the surrounding properties has been achieved by the project design. That volume also includes the Longwell development on the other side of Route 31. Again, the three properties on Broadmoor have a slight increase but it is de-minimus. Probably, there would be no effect because the water wouldn’t go as high as to the shoulder on the bridge at Mason Road. There is an issue regarding the sidewalk near the cemetery that is being resolved. The DPW is working with Pride Mark to extend sidewalks; also an “at grade” crossing, and a Crescent Trail connection. In the future, the DPW may extend the sidewalk on the east side of Mason from where it ends now to the Davis property. By having an “at grade” crossing, there is adequate sight distance in both directions. Rob stated the key is to have a geotechnical engineer present during the actual construction. That way they can make any adjustments necessary.

CVS – 1304 Fairport Road – requesting preliminary site plan approval to construct a new 13,225 sf retail pharmacy. The CB has no further environmental concerns. The DPW wants an access easement in place before the PB gives final approval. Rob stated that John Wojtila is now in charge of the CVS project.

740 Ayrault Road - requesting preliminary and final site plan approval for construction of a duplex unit. The CB has no environmental concerns.

Planning Board Meeting – 3-5-14 – Barb Wagner and Ken Rainis to attend.

Stonefield Reserve – 61 Fishers Road – requesting concept subdivision approval to subdivide an existing parcel of 9,667 acres of land into 6 lots. Rob stated this will be on a private drive and not a public road so technically concept is not a requirement.

Basin View – requesting preliminary concept and preliminary subdivision approval for a 12 lot single family subdivision. Rob stated the DPW has requested the applicant reduce some of the flow that is not being diverted into the infiltration basin.

604 Pittsford Victor Road Canal House - requesting preliminary and final site plan approval for change of use. See tonight's discussion.

Perinton Hills Rezoning - Chris stated she has fielded the site and she will prepare a recommendation to the Town Board for a SUP.

Zoning Board – 2 Shannon Glen - Chris reported that the shed exists and is cut into the slope. However, she is hesitant to call the slope LDD.

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

Respectfully Submitted,

Joan Cannon, Secretary