

Minutes of the Town of Perinton
Conservation Board Meeting of

February 19, 2013

Present: Dave Belaskas, Vice Chairman
Chris Fredette
Barb Wagner
Bob Salmon
Norm Gardner
Joan Cannon, Secretary

Absent: Ken Rainis
John Minichiello
Jerry Leone
Andy Rodman

Other(s) Present: Martin Janda – Hickory Woods
Subdivision
Dan Burnett
Evan Burnett, Scout

Hickory Woods Subdivision (f/k/a Shagbark Way Subdivision) – for property off Ayrault Road between Shagbark Way and Folkside Lane requesting preliminary and final subdivision approval and preliminary and final site plan approval for two single family lots and seventeen(17) for sale townhouse lots under the clustering provision of Town Law.

Martin stated that on 12-5-12, the Planning Board gave Concept approval for 6 single family lots and 13 townhouses for a total of 19 units. However, the applicant is now requesting 2 single family lots and 17 townhouses or a total of 19 units. Martin stated that the DPW had concern about drainage regarding for the three lots which are not part of the Shagbark Subdivision, two lots located on the roadway and one lot at the entrance. There was a concern about the wildlife corridor so we tried to eliminate those three lots and add more townhouse units. DPW also suggested we eliminate the one single family lot on Folkside Lane and create a private drive from the intersection. We will retain about 6.1 acres with about 4 acres being disturbed. The remaining 36 acres will be dedicated to the Town for Open Space. There have been comments regarding the six units backing up to Folkside Lane and possibly lowering the number of the lots. A 50' buffer will be maintained. Some of the trees will be protected together with additional landscaping. Storm water management will consist of a bio-retention area which collects the drainage to allow for infiltration. The wetland pond will provide water quality. The front of the pond will have another bio-retention area which will treat the water. There are very good sandy soils which provides good infiltration. The units will be elevated and there will be basements.

We did a topo of the area all the way to Ayrault Road and did a model of the water gradient throughout and each cross section where it ponds. It is very close to what we had before at Concept. The ponding elevation of 530.23 is for the 100 year storm. It would be 530.85 if

Ayrault Road is plugged. We are doing everything to keep outside of the flood line. The basements are lower.

Norm indicated that he has reviewed the plans and has several comments. He noted that they have reduced the front setbacks to avoid LDD in back and lined up their houses with existing houses. They have also identified a potential trail linkage and a wildlife corridor. Open space has been preserved with 90% of the site being dedicated to the Town. There will be no development in areas with flood potential. Finally, they have reduced the number of lots.

His concerns are the HOA maintaining the storm water ponds as there is no access to the ponds. The residents need to be made aware of where the LDD begins with some form of monumentation. The parking needs to be reviewed and perhaps be decreased and or relocated. Martin indicated that they would review that concern. Also, Norm felt that more landscaping should be added even though it is a wooded area. The landscaping as shown is quite sparse. He has a concern regarding the 50' buffer between the proposed townhouses and the existing homes on Folkside. There will be grading and clearing within the buffer area to build a swale requiring removal of vegetation. Therefore, it is not really a 50' buffer. He felt that the buffer line should also be the limits of disturbance for the benefit of the existing residents. There is significant fill (3,000 cubic yards) being brought into the site. Traffic volume should be a consideration as it will have an impact on the public roads in the area. Orange construction fencing should be done to indicate the limits of clearing to protect the tree line. Also, he did not see any bio retention and cross section details on the plans.

Discussions:

Planning Board Report of 2-6-13 – Bob Salmon and Jerry Leone attended.

Fitch Construction – 7278 Pittsford Palmyra Road – A negative SEQR was recommended by the PCB. Preliminary Site Plan approved 5-0 with the following conditions: Satisfaction of the concerns of the DPW; obtain variances and list on plans; show additional landscaping, trees, etc. and coordinate with DPW; detail the retaining walls on the east side and the dumpster enclosure; show existing entrances on warehouse; show “new” right of way line; include double hairpin striping on the plans. Final site plan was approved 5-0 with the same conditions as at preliminary.

Town Board Report – 2-13-13 – Chris Fredette attended. The Conservation Easements for 2013 were on the agenda for a Public Hearing. The Assessor, Nick Morabito presented them and pointed them out on the map. Jim Smith had many questions regarding the Oak Grove easements. I indicated that the CB had reservations also about the small size of those, but that they were adjacent to a larger easement parcel and together made a fairly good-size parcel of wooded land. Patricia Stahl, owner of 3 Oak Grove (applicant) said that Holly Creek, Realtor was actively marketing the adjacent parcel (Taylor, 10 year, 2021-15.25 acres) for six or so homes and had approached her (Stahl) to sell the back of her lot. The Town Board deferred those two easements and the Arena/Daley Road one and granted three others. The Village Sports SUP was granted.

Zoning Board – Chris indicated there are only three on the agenda for 2-25-13. A site walk has not been done as yet.

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

Respectfully submitted,

Joan Cannon, Secretary