

Minutes of the Town of Perinton  
Conservation Board Meeting of

March 4, 2014

Present:

Ken Rainis, Chairman  
Chris Fredette  
Barb Wagner  
Bob Salmon  
Jerry Leone  
Andy Rodman  
John Minichiello

Absent:

Dave Belaskas  
Joan Cannon, Secretary

Others Present:

Eric Williams, Perinton DPW  
Greg McMahan, McMahan Engineering  
Robert Schoenberger, Developer  
Randy LeBout, T.Y. Lin Engineering  
Todd Longwell, Developer  
Mike Montalto, Costich Engineering

**Stonefield Reserve-61 Fishers Road** – requesting concept subdivision approval to subdivide an existing parcel of 9.667 acres of land into six lots with one of the parcels to be a 4.711 acre parcel which includes the existing home and the remaining development to occur on 4.956 acres with construction proposed to occur in two phases. Proposal is for a 5 lot subdivision which will have septic tanks as the sewer system is a long distance away. The rear portion contains LDD and the slope has a stream at the bottom. All setback requirements will be met. The project will be on a private drive which will have an asphalt topping, swales at the sides and possible culverts at the driveways with allowances for infiltration. Storm water from roofs will be piped to dry wells on each property. The street lighting is yet to be determined as to whether it is on each property or a community lighting proposal.

**Basin View Subdivision-** requesting concept and preliminary subdivision approval for a 12 lot single family subdivision. This proposal is the same as the one submitted in 2012 with 12 lots on sewers with the thirteenth one used for the infiltration pond. The homes will have basements. There is a restrictive covenant along the south side of the property; each resident will own their portion of the easement. There will be no sidewalks on the site, but a 5 ft sidewalk along Rt. 96 provided by this property.

The roadway has about a 5% slope and stormwater will drain from the low points to the infiltration basin. Stormwater from roofs will also be captured in storm sewers and drained to the infiltration basin. Neighbor concerns have been satisfied. There was a question regarding the swale along the southeast corner and Randy will review the design. Any sheet drainage concerns will be addressed through the grading plan. The site does balance so there will be no importation or exportation of soils. The project is waiting for a reply from the Town of Pittsford regarding the proposed route for the sanitary sewer. Eric Williams mentioned the proposed plans for sidewalk improvements in the Bushnell's Basin area along both side of Rt. 96; a significant enhancement for that area.

**900 Perinton Hills (687 Moseley Road) requesting** a recommendation to the Town Board for rezoning of 600-900 Perinton hills from commercial and restricted business to apartments zoning. The project will use 6.429 acres of the approximately 12 acres of Uniland property. There will be six buildings with ten luxury units each. One and two bedrooms with some having a possible three bedrooms; a single car garage; no basements and the units will be leased.

There will be less impervious surface and it is proposed to upgrade the infiltration basin, in front of Denny's which serves Perinton Hills. The parking meets code. Access to the property will be from Moseley Road and Rt. 31. Travel to and from the site may need further consideration regarding, in particular, pedestrian and safety

(sidewalks). More landscaping may be required. Connection to the “Blackwatch” apartments will be reviewed for location. There appears to be adequate room for snow storage and the dumpster locations were shown on the plan.

**Discussions:**

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

**Planning Board Meeting – 3-19-14** – Ken Rainis and Bob Salmon to attend. The three items on the agenda, rezoning of 600-900 Perinton Hills; the rezoning of 21 properties in Bushnell’s Basin and proposed code changes are recommendations from the Planning Board to the Town Board. The Conservation Board will submit their own.

**Planning Board Report – 2-19-14** – Barb Wagner and Ken Rainis attended.

**Creekstone Development-(Pride Mark Homes)** Mike Montalto reviewed and discussed several concerns of the Planning Board; drainage, sidewalks and parking space, impacts on neighbors, traffic studies etc. The Conservation Board stated that the HEC-RAS analysis and geotechnical recommendations for management of soils during construction show no impact to the wetland. The Town Engineer further stated that the ponds meet DEC Phase II regs and run-off is 16-90% reduction from existing conditions with no appreciable impacts to neighbors from stream flow. The DPW talked about a sidewalk on the east side of Mason Road and are in the process of developing a plan to make this work. The residents present commented on stream flooding, on-site soils, Crescent Trail, additional parking spaces into buffer, aesthetics and functioning of stormwater ponds and mosquitoes, traffic etc.

The Planning Board deferred approval until the Town Board makes a SEQR determination; DPW concerns are satisfied; sidewalk is worked out; guest parking identified; building elevations types and colors be included; continue to work with Town and Crescent Trail to develop trails.

The Board recommended a neg dec as there is adequate stormwater management, PB supports 45’ height of buildings based on viewsheds, no change in traffic level of service and the existing Crescent Trail will be maintained.

**CVS – 1304 Fairport Road** – This proposal is consistent with mixed use zoning. It meets DEC requirements for DEC and Irondequoit Collaborative requirement. There are cross access easement considerations and the applicant indicated it can meet DPW requirements. The Conservation Board made a recommendation for a neg dec SEQR determination for the following reasons: The proposed handling of the storm water is an improvement over the existing unmanaged conditions; the project will not negatively impact the adjacent wetland; landscaping has been added to enhance the site; traffic impact for the project will be minimal with the addition of the O’Connor Road extension in place and the proposed use is a beneficial and appropriate re-development of an existing and now unused and abandoned property.

The Planning Board accepted the recommendation and approved a SEQR neg dec. The Planning Board granted preliminary approval with the following conditions; satisfaction of DPW concerns, cross access easements; lights no higher than 16’; masonry dumpster details showing no higher than 8’ and waiver for front parking lot.

**666 Whitney Road** – Application for Special Use Permit to apply Buildings and Grounds Overlay District Zoning – Recommendation to Town Board.

The Conservation Board considered the present proposal, which has reduced wetland impacts to a road crossing to allow access to the rear of the parcel, to be a substantial improvement. The project also benefits from information provided by wetland delineations completed by the applicant’s engineer in 2009. These delineations are still considered valid by the Army Corps of Engineers. Therefore, the Board has the benefit of more detailed information about the wetlands and watershed in and around this parcel than is often the case for applications at this stage of a project.

We recommend a determination of non-significance (a Negative Declaration for purposes of SEQRA) for this project, and approval of the SUP application, based on:

This proposal would redevelop a previously developed parcel instead of developing a greenfield site.

Wetland impacts have been reduced to the minimum required to provide access to the rear of the parcel. The Town's LDD law permits construction of access roads through wetland LDD areas.

As noted above, considerable information about wetland extent, locations and characteristics have already been developed by the applicant's engineer. This information has been used to develop a plan to avoid wetland impacts to the extent practicable.

The site plan provides sufficient leeway to adjust location and configuration of buildings and other improvements to accommodate small changes that may be required as a result of changes in wetland boundaries since 2009. The applicant plans to conduct a confirmatory LDD survey when field conditions are optimal (e.g. in the spring).

Contaminated soils have been remediated to the satisfaction of the NY State Department of Environmental Conservation.

Stormwater that currently drains untreated from impervious surfaces will be treated by on site stormwater practices meeting NYS design requirements.

The site provides for a natural materials-constructed pedestrian trail around the perimeter of the property.

The site plan provides for buffer space between the planned building pads and adjacent property lines. No perimeter fencing is anticipated.

**Bowering Homes – 740 Ayrault Road** – Application for site plan approval - recommendation to Town Board. The Conservation Board has reviewed the above and based on that and on our meeting with the applicant and input from the adjacent neighbor, we recommend a Negative Declaration for purposes of SEQRA based on the following:

Stormwater management has been addressed, including concerns of adjacent neighbor regarding drainage to the road and potential icing conditions.

Overall drainage on the site will be addressed on site.

Infiltration will be provided for by working the soils around the building.

**Wegman's Food Market** – 6604 Pittsford Palmyra Road – application for a Special Use Permit for a 31,300 sq.ft. expansion – recommendation to the Town Board.

The Conservation Board has reviewed the SUP application for this project. Based on our review of the application and on our meeting with the applicant and interested residents we submit the following: We note that this parcel was originally developed before the implementation of stormwater design requirements. The site is mostly impervious pavement or building surfaces that currently drain untreated stormwater to the regional drainage facility behind Martha Brown Middle School. In addition, we note that residents have voiced concerns about night-time noise generated by trucks and refrigeration units, light from clock tower, and changed traffic patterns.

We recommend a Negative Declaration for purposes of SEQRA for this project and approval of the SUP application based on:

The proposed increase in impervious surface is 1% less and will be mitigated by the conformance with NYS Department of Environmental Conservation stormwater design requirements. The requirements address both the increase in runoff due to the small increase in impervious surface and also treatment for a portion of the runoff from the existing impervious surface.

The applicant has indicated that they will work with the Town to implement additional stormwater treatment and management.

The applicant has indicated that they will provide an analysis of the existing noise generated by night-time delivery trucks and refrigeration units, including feasibility and effectiveness of potential acoustic mitigation techniques (e.g. quieter refrigeration units, installation of acoustic barriers, alternative parking locations, and delivery schedule adjustments.)

Sides of the clock tower facing residential properties to the north will not be lit.

The applicant will work with the Town to fine tune traffic circulation in the parking lot to avoid back-ups and facilitate entrance to and exits from the site.

**Village Sports – Baird Road** – Chris has reviewed their application for an SUP to change the Day Care operation to a K through 12 school. No exterior changes are proposed.

There being no further business before the Board, the meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Joan Cannon, Secretary