

Minutes of the Town of Perinton
Conservation Board Meeting of

March 17, 2015

Present:

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

Absent:

Dave Belaskas

Discussion:

666 Whitney Road – Whitney Town Center – There has been much discussion between the CB and the DPW regarding this application. John reviewed their response letter and is still not comfortable with the whole issue of wetland drainage as to what was draining in there before and what will be draining in afterwards; the flow through the wetlands; and the issue of 1:1 slopes and their stabilization. More work needs to be done on the flow situation as putting rocks there probably won't work. The possibility of the water level going over the top of the road exists. He has spoken with the DPW and feels that DPW basically agrees on similar issues regarding the wetland flow through and the flooding and any impact it could have. If it floods, what will happen to the road? Rob felt that this being a wetland with no well defined creek bed or anything to indicate there is a substantial velocity of flow going through this area; the DPW has more concern regarding the road. If they built the road, even with equalization pipes, what will the effect be on water levels rising? In particular, the finished floor of the lower elevation of buildings A and B on wetland A south. No one is comfortable with the proposed slope of 1:1. We have asked them to take a look at a cross section of the proposed roadway as we want them to continue the sidewalk. Also, instead of a medium stone fill, we asked them to consider either a block retaining wall or a geo-grade reinforced earth wall. We are not in favor of a gabion. The geo-grade reinforced earth wall would have a more natural look and grass can be grown on it. We feel that this way they can stay within the footprint. We will enter into a maintenance agreement with them outlining what they are responsible for. A report will be due June of each year. We have asked them to provide some type of HEC-RAS or just a modeling of their hydrology showing us where this water is coming from for the two wetlands. Rob stated that the DPW has put the onus on the engineers to provide more information regarding our many concerns.

Ken stated that the CB has asked for more LDD information but the engineer maintains that the Corps has given them a permit for five years and it hasn't expired. But, a part of that is the water flow and the volume. It was noted that a SEQR is not required as one was given to the Town at the time of the Special Use Permit unless there are major changes to the plans. John felt that the

issues can be addressed – but if they can't – then changes need to be made. Rob stated the DPW is looking for numbers to support the submitted plans. Rob noted from the SWPPP that the retention pond can handle a 100 year storm. Ken wanted to know if the overall site can handle the 100 year storm as the CB is concerned about the watershed. That is very important to all the neighbors as there could be a backup further upstream. Also, even though it may go through this site OK it may impact the neighbors downstream. Rob replied that the DPW does not see a problem with this development as it is not in a 100 year flood plain. It would see as much inundation as any other area in Town outside of a 100 year flood plain. DPW feels it shouldn't impact any properties downstream. Rob stated the water level information has not been furnished for the lower floor so we don't know if it will flood.

In September of 2011, Chris Fredette, Bob Salmon, Mike Doser, Tim Oakes, Greg Holtz did a site walk as there were reports of bull dozing going on. They were supposed to flag the Federal wetlands when they delineated it. Chris stated there were no flags and much disturbance. In 2011, this property was owned by the current applicant who states he has never done any disturbance. Unfortunately, we did not take pictures. Ken replied that at this point, we should make sure that whatever they do doesn't impact other people and is done properly.

Chris said they are before the ZBA this month requesting substantial variances. The CB felt it was understandable as they are trying to work around wetlands together with a change in the zoning. Rob stated that the DPW is going to make sure that this Army Corp approved delineation is maintained. Now that they are moving forward we will make sure that it is buffered with a silt fence and orange construction fencing. John said they need survey information so they can go out and stake the area to show where the boundary is located. The CB is not ready at this time to make any recommendation to the PB until more information is available and reviewed.

Conservation Board Minutes of 1-20-15, 2-17-15 and 3-3-15 were approved as corrected.

Planning Board Report of 3-4-15 – Chris Fredette and Ken Rainis attended.

Summit at Woodcliff – requesting preliminary and final subdivision approval for 27 single family homes. Preliminary approval was deferred; discussion centered on:

Steep slopes between lots #23 and 26 as well as some driveways.

Turnarounds designed to make use of driveways. CB questioned what happens if a car or two is parking in a driveway, as well as the aesthetics of delivery, garbage etc., and trucks driving into driveways.

Side setbacks of homes – it was agreed that these will be “0-lot-line” buildings – homeowners will own only the land underneath the home; there will be a Homeowners Association which will care for land outside homes; goal will be to have buildings 15' apart but 13' minimum, and builder to identify exceptions (such as bumpouts).

Suggestion was made that perhaps one or two lots should be removed to accommodate these concerns.

The name of the private drive is to be Horizon Hill Terrace, not Summit Hill.

Planning Board Meeting 4/1/15 – Jerry Leone and Ken Rainis to attend.

821 Moseley Road – Seidel - 3 lot subdivision- requesting final subdivision approval for a 3-lot single family residential subdivision on a 2.846 acre parcel of land. Rob stated they have regraded resulting in a more pronounced rear and side lot line swale. Also, check dams as well as a silt basin. This will all be temporary until they can fully establish the jute mesh on the slopes. It will be the same on the north side closest to Waterworks Lane. Rob indicated that they have provided the information we have requested and met our major concerns. We are agreeable with the calculations.

There being no further business before the Board, the meeting adjourned at 9:00 p.m.

Respectfully submitted,

Joan Cannon, Secretary