

Minutes of the Town of Perinton  
Conservation Board Minutes of

March 18, 2014

Present:

Ken Rainis, Chairman  
Chris Fredette  
Barb Wagner  
Bob Salmon  
Andy Rodman  
Jerry Leone  
Joan Cannon, Secretary

Absent:

John Minichiello  
Dave Belaskas

The Conservation Board minutes of 2-18-14 were approved as corrected.  
The Conservation Board minutes of 3-4-14 were approved as corrected.

Planning Board Meeting of 3-19-14 – Bob Salmon to attend. There are no applications on this agenda that require Conservation Board input.

Planning Board Meeting Report of 3-5-14 – Ken Rainis and Barb Wagner attended.

Stonefield Reserve-61 Fishers Road – requesting concept subdivision approval to subdivide an existing parcel of 9.667 acres into six lots. The applicant re-affirmed that sanitary sewer connection is not feasible due to elevation of existing sewer. They will grade to preserve as many trees as possible. To date, they haven't decided on a lighting plan. They like lights, but they have to work it out with RGE. They might choose to go with lower (mailbox) type posts. The Planning Board stated there is no need for formal concept approval – the developer agrees there is enough feedback provided to allow them to proceed to site application. The Planning Board also stressed to the applicant that it liked the rendering entrance – with a split-rail fence or low stone wall. The Board also liked the non-traditional placement of house pads.

604 Pittsford-Victor Road Canal House – requesting preliminary and final site plan approval for change of use from residential use to commercial office use. The Conservation Board provided a recommendation for a SEQR neg. dec. CED stated the project supports the Comprehensive Plan and adaptive re-use of an historic structure. They recommend supporting a waiver for parking due to small size of lot, seasonal nature of parking needs, availability of additional parking at Canal Walk (to which the owner will contribute). The Town Engineer asked about a timeline for approval from the Canal Corporation for dock placement. The applicant indicated that State comments are imminent. Comments are also pending from DOT on the driveway, but DOT has given verbal agreement – written approval is pending. Parking area to be partially permeable between pavers in handicap access section. The Planning Board felt it was a good adaptive reuse. A decision on color is required on final plans for signatures. The Board also felt it provides additional amenities to Bushnell's Basin and is architecturally sensitive to both the surrounding area and to the business use. A SEQR neg.dec., sidewalk contribution, preliminary and final approval was granted. There were seven conditions of approval.

Basin View Subdivision – south side of East Jefferson Road – requesting concept and preliminary subdivision approval for a 12-lot single family subdivision. Mr. Munier, a neighbor, stated he liked this

plan much better than the previous one. The Conservation Board noted that the stormwater management is improved and sidewalk tie-ins provided. The Town Engineer felt the applicant has made a good faith effort to meet Phase 2 stormwater requirements. The applicant also stated that they will be bringing in 6" of topsoil to provide for grass. Concept was approved with the following conditions: dedicated road for the 12 lots with no connection to other properties and no access via "easement road". A SEQR neg dec was approved together with preliminary and subject to five conditions.

Planning Board Meeting of 4-2-14. Andy Rodman and Bob Salmon to attend.

Creekstone Development – New York Route 31 and Mason Road –

The following negative SEQR recommendation was given to the Town Board regarding the applicants request for a Planned Development District to develop a 39.9 acre parcel at the northeast corner of the intersections and Pittsford Palmyra Road and Mason Road for a 160 unit residential development.

The findings are as follows:

The Mass Earthwork and Erosion Control plan for the project has been revised to identify borrow areas and buildings with basements to facilitate a "balancing" of the site with on-site soils.

The geotechnical report provides techniques to ensure the workability of the soil by utilizing standard construction practices discussed with Town staff and applicable note and call-outs for drainage fingers and provisions for the review of conditions with the Geotechnical Consultant during earthwork operations that have been added to the plan.

A HEC-RAS model analysis has been developed by Costich in coordination with the DPW to assist the DPW in their evaluation of the stream and the impacts associated with the project on the stream corridor. The data obtained through the preparation of the HEC-RAS analysis has led to revisions in the project development plan to ensure that the effects on the stream corridor are limited to project owned lands and that no adverse effects occur on adjoining property owners lands.

The size and type of the culvert crossing for the project has been revised based on data obtained from the HEC-RAS model and the layout of "Greenhouse" units and the storage buildings were revised to facilitate the development of a defined stream.

The Conservation Board believes that the proposed Creekstone Development Project will have no significant impact and therefore we recommend a negative SEQR determination.

CVS – 1304 Fairport Road – requesting final site plan approval. The Conservation Board made a negative SEQR recommendation at the time of preliminary. The Board has no further concerns.

Discussions:

666 Whitney Road – Ken indicated that the DPW needs a traffic study to be completed before they come back to the Board again.

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

Respectfully Submitted,

Joan Cannon, Secretary