

Minutes of the Town of Perinton
Conservation Board Meeting of

March 19, 2013

Present:

Ken Rainis, Chairman
Chris Fredette
Bob Salmon
Norm Gardner
Jerry Leone
Sandra Neu
Joan Cannon, Secretary

Absent:

Dave Belaskas
John Minichiello
Andy Rodman

Planning Board Meeting – 3-20-13 – Chris Fredette and Andy Rodman to attend.

Southeast Quadrant Mobile Critical Care Unit – 2527 Baird Road – requesting preliminary and final site plan approval to construct a 2300 sf addition to existing facility, consisting of 1300 of garage to house three first response vehicles and 1,000 sf of addition or storage, office and training room. Norm indicated it is essentially the same project that has been discussed at previous meetings. The roof runoff will run directly to the French drains and the soil percs at more than 7” per hour on both ends. The site is zoned Industrial and there is a residential house on the property up to a few years ago when it was bought by the Construction Manager which he used for an office. Thereafter, he sold it to the Perinton Southeast Quadrant Critical Care Unit. They have received an SUP to allow them to operate in this house. There are significant variances on the parcel all having to do with Public Building and Grounds Use on a half acre lot. The ingress/egress out of this lot is not good, especially for the first response vehicles. There is a single lane driveway so an easement agreement is being developed with Midvale. It has been approved in principle. There is room for six exterior and three interior parking spaces. The code requires ten so they will need a variance. They only need three as it is staffed by one person who does the accounting and the others sometimes take the vehicles home and respond from their homes. If they do leave them inside they just switch vehicles and put their personal cars inside. They are not an ambulance service and do not transport people. They will not put up any signage as they don’t want walk-ins. The SUP requires that they not leave the facility with lights and sirens on.

As far as a SEQR recommendation, the CB felt that this would be:

- 1) A safer and easier access/egress for because of the cross easement with Midvale.
- 2) There will be no lights or sirens.
- 3) The French drains are treating the runoff.

Keybank – Perinton – 6716 Pittsford Palmyra Road – requesting preliminary and final site plan approval for a 20 x 60 addition to an existing building, including additional drive-up land to accommodate a video automatic teller to provide customers with one ATM/AHD lane and two VAT lanes, façade modification, updated landscaping and lighting. The Board has no environmental concerns and will give a Neg Dec SEQR recommendation because there is good handicap access; there is additional landscaping; green space is at 39%.

St. John of Rochester – Church addition – 10 Wickford Way – requesting preliminary and final site plan approval for a 1600 sf building addition consisting of 1475 sf for kitchen, choir practice room and storage and 125 sf for narthex addition. The Board had no environmental concerns and will give a neg dec SEQR recommendation for the following reasons: They are increasing their energy efficiency by use of solar heat with very little impact to the site; they are screening the mechanicals from Route 31.

The Conservation Board Minutes of 3-5-13 were approved as corrected.

Planning Board Meeting – 4-3-13 - Chris Fredette and Jerry Leone to attend.

Hickory Woods Subdivision (f/k/a Shagbark Way Subdivision) property located off Ayrault Road between Shagbark Way and Folkside Lane and extending northwesterly towards Ayrault Road and Hogan Road requesting preliminary and final subdivision approval and preliminary and final site plan approval for two (2) single family lots and seventeen (17) for sale townhouse lots under the clustering provision of Section 278 of NYS Town Law.

Chris stated that she presented the Open Space inquiry to the Crescent Trail Association and their response was that they would never put a trail in there because it is across Ayrault Road from the High School. The CB is on record as not recommending the Town own the land and the Crescent Trail will also urge the Town not to accept it. An HOA can make their own rules and regulations and the Sheriff's Department can enforce them. A neighbor by the name of Rufkin is asking the Town to do something to correct the water during a heavy storm from flowing into his back yard. The problem is, the only way you can get there to do anything is to cross the Federal wetlands with equipment and probably tear down beautiful woodland to build a 2' pile of dirt to keep water from running into the back yard. It is a legitimate concern but is the developer responsible? It is an existing condition and it's not being exacerbated by the development. Ken felt the biggest issue is the watershed and the development is not going to affect it. Mr. Rufkin already has Federal wetland in his back yard. Norm felt the biggest

impact of this development is the fact that they are in the backyards of four homeowners. He is going to stress that the buffer be maintained and becomes a true buffer where it is undisturbed and not just a setback buffer. Chris noted that the deer have eaten all of the underbrush and all you see is trunks of trees. We need evergreens or something that stays green year round together with low, shade tolerant hemlock. Ken agreed that the buffer is important and the CB should ask for additional landscaping. Norm noted that the revised plans show additional pine trees but they have interspersed them within the existing woods. The CB does not want to see any White Pine trees but some different species.

Planning Board Report – Meeting of 3-6-13 – Chris Fredette and Norm Gardner attended. While the application was for “...modification of concept subdivision approval, and preliminary and final subdivision approval...” only Concept was considered at this meeting because of the many changes in the Concept plan, (Concept granted 12/5/12) and therefore there was not enough detail for Preliminary and Final consideration.

There were about 20 neighbors there; not all of them were in opposition to this development but many had suggestions.

There was concern about the intersection of Folkside and Shagbark, in particular traffic at that intersection (Tom Beck said there will be a 3-way stop there).

The 50 ft. buffer was discussed and the applicants assured us that it will be maintained.

The Slattery letter (27 Folkside) was discussed and measures to better protect that lot, which will become a corner lot with new homes on two sides, will be considered.

The need for 17 off-street parking spaces was reconsidered; that number could be reduced and the space land banked.

At this point it is not known whether the Town will accept the 32.6 acres for open space or whether an HOA will take it.

A trail through the proposed open space was discussed. (Please note: Chris is on the Board of the Crescent Trail Assn. as PCB representative and brought this proposed trail up at the CTA meeting of 3-7. Consensus was that CTA will not create nor maintain such a trail.)

Revised Concept was granted, with conditions including: Improve and handle drainage, maintain the 50-buffer, consider reducing and land banking off-street parking, consider alternatives surrounding 27 Folkside, wait for decision from Town Board regarding the open space.

Town Board Report – Meeting of 3-13-13 – Chris Fredette attended.

Stonebrook Subdivision - A public hearing was held regarding renewal and revision of the PDD permit. It was a very contentious meeting as Longwell has started moving earth because the

neighbors thought his permit had expired. (It was given in 2007 before expirations were in the code and is now grandfathered) Because of the revisions they must seek approval again and it has been referred to CB for discussion.

Planning Board – Meeting of 4-17-13

Stonebrook (f/k/a Tanbark Hills, f/k/a Stone Creek) Property located south of Route 31 between Thayer Road and Loud Road, requesting modification of preliminary and final overall site plan approval and modification of preliminary and final subdivision approval to develop a 45.2 acre parcel for a Planned Development District consisting of 32 single family detached homes, 6 duplex units (three-2 unit duplexes) 49 townhomes, a community clubhouse, 1.9 acre commercial/office parcel and approximately 20.5 acres of Town dedicated and other private common lands. Chris stated there have been several changes to the original plans. The changes consist of a Community Club House and Pool in place of three townhouses; where there were single family homes there are duplexes; there will be 32 single family homes instead of 36; there will be 49 townhouses instead of 52 townhouses; the road up to Pittsford Palmyra Road is now in Section 1. The Board felt the changes from the original plans are minimal.

Pannell and Ryan Roads – Bumpus property - Bob stated that a couple of weeks ago, he, Tim Oakes and Greg Holtz took a look at this property. There were two drawings of the LDD but there was only a 2' mistake in the measurements. They checked the site and revised the dimensions accordingly.

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

Respectfully Submitted,

Joan Cannon, Secretary