

Minutes of the Town of Perinton
Conservation Board Meeting of

March 31, 2015

Present:

Ken Rainis, Chairman
Chris Fredette
Barb Wagner
Jerry Leone
Andy Rodman
Eric Williams, DPW
Joan Cannon, Secretary

Absent:

Dave Belaskas
John Minichiello

Others Present:

Mike Montalto, Mike Schwabl –
Dixon Schwabl

Discussion:

Dixon Schwabl – Route 250 – Expansion – Mike Montalto indicated they have met with Town staff regarding the expansion of building. We obtained site plan approval for the current facility plus a future building expansion in 2000. It is time to expand and instead of building for a separate use on the property, they want to expand the current building. Mike Montalto talked about different options for the expansion and reconfiguring the site. Also, we have done an update of the topography regarding the LDD to make sure everything conforms to code. The site plan presented to the DPW shows a parking expansion to the north and south portion of the site. The building expansion will be to the eastern portion of the site on the front of the existing building. We will also need area variances from the ZBA. The storm water management facility (underground infiltration system) was constructed for the full build out.

There are man-made steep slopes at the front of the building and because of that we wanted to present this plan before proceeding. Mike Schwabl indicated that there are more employees currently than we have parking spots. Ideally, they would like to have this completed by this fall. Ken stated that the Board's position on man-made LDD is that it's not realistic to apply the definition of LDD under the law. It is man-made and not natural. All of the new impervious surface will be handled by the underground infiltration system. Ken stated that in talking to Rob Kozarits, the system was just inspected and DPW is pleased with how it's functioning. Mike stated they will be back for another site plan meeting prior to submitting to the Planning Board. The CB is looking for the before and after regarding the LDD. Mike said he would send a pdf file of what the original contours were together with a response letter.

Ken asked Mike Schwabl if he is comfortable with the amount of parking and the size of the building as this site will now be fully developed. Mike stated he was satisfied. Mike Montalto indicated they intend to retain the true nature of the site.

The Conservation Board minutes of 3-17-15 were approved as corrected.

During a PB pre-meeting session Ken O'Brien announced that he was stepping down at the end of his term, June, 2015.

Planning Board Report- 3-18-15 – Andy Rodman and Jerry Leone attended.

Whitney Town Center- requesting preliminary and final site plan approval for rehabilitation of existing 28,500 sq.ft. building and 3 residential buildings consisting of 151 apartments. Presentation by Jim Taylor (Developer) and John Stapleton (Engineer). Reviewed overall project as per plans submitted and reviewed by CB. General consensus of the PB for the overall use of the site was favorable except for plans for parking along Whitney Road (old Roc.Tel building) are not favorable to most of the PB members. Applicant may seek to change street number from "666". Eight neighbors had questions and concerns ranging from water ponding, traffic and lighting, walking paths, wetlands that have been thinned out, accuracy of traffic study, sewer/water ROW blocking flow of water to wetlands and if a site walk would be part of the review process.

The PB deferred 7-0 until additional info is available from the developer/engineer. PB is looking for info on:

Alternative to parking along Whitney Road.
Additional info on drainage, walkouts, elevations and lighting
Snow storage
Dumpster enclosures
Screening along west side to shield residences
Landscaping/screening along east side to shield residences.

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

821 Moseley Road – Seidel - 3 Lot subdivision – requesting final subdivision approval. After reviewing the application, there is a small issue regarding the size of the easement but other than that, the CB has no environmental concerns.

The Summit at Woodcliff – requesting preliminary and final subdivision approval for 27 single family residential homes. Ken stated that CB and DPW concerns have been addressed as they have installed hammerheads and lowered the amount of congestion. Now there is 13'-15' between the house pads and slopes on the driveways have been lessened.

5745 Pittsford Palmyra Road – Wireless Telecommunications Facility – requesting preliminary and final site plan approval for co-location and operation of a facility on the rooftop of existing building. The CB has no environmental concerns.

666 Whitney Road discussion – Whitney Town Center. This application has been tabled. The CB noted that they have not submitted updated plans as yet. The big issue will be two rows of parking. Andy wondered if the pond would have a wicking effect and Eric said it would not.

Planning Board Meeting – 4-15-15 – Chris Fredette and Ken Rainis to attend.

240 Loud Road - requesting preliminary and final site plan approval to construct a single family home in a residential sensitive district. The property will be sewerred and on public water.

Town Board Report – 3-25-15 - 1669 Pittsford Victor Road – The rezoning request for 1669 Route 96 has been referred to the CB. Chris reported this is located where Moseley Road comes into Route 96. This property has a wetland in the middle of it. There will be two buildings separated with a walk way. One building will house a high-end jeweler and the other one a restaurant. They are avoiding the wetland but are putting two access roads into the 100' buffer and will need a permit from the DEC.

The proposed Code change for building height has been cancelled.

666 Whitney Road – Whitney Town Center. Site plan report 3-24-15 – Andy reported that the developer requested the meeting to discuss issues that need to be addressed to keep the project moving ahead. Mark A shared that the major concerns are:

Parking along Whitney Road

Concerns of DPW and CB around storm water and drainage for the wetlands

Elevations of walkouts as compared to possible high water.

Applicant shared that they are prepared to:

Look at the berm on eastside of property to help with flow of water.

Remove walking path on north side of property.

Look at water height/elevation rise within wetlands during storms as compared to lower/normal levels.

Add fence on west side of property to screen homes and pool.

There was a long discussion about:

Parking along Whitney Road. Applicant is of the belief that the parking along Whitney Road was shown on the plans that were provided to the TB and these plans are what the SUP is based on. The applicant is adamant that the type of retail that will be located in the front of the building needs the parking as close to the storefronts as possible. Jim Brasley and Mark Anderson shared that they were not swayed by the information and explanation that the developer provided. Mark Anderson and Jim Brasley mentioned that while they do not want to speak for the entire PB, they do not think that there is a majority of PB members who would support parking along Whitney Road.

The DPW pointed out to the developer that they were asking for a side variance for the setback of one of the buildings. The variance is needed because the building as shown on the plans will be built within the ROW for the sewer line. The DPW would like the developer to build deeper foundations for the building to prevent a cave-in occurring if the area around the sewer line needed to be excavated. The developer was not convinced that the DPW concerns were valid and did not indicate a willingness to change the depth of the buildings foundation.

There being no further business before the Board, the meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Joan Cannon, Secretary