

Minutes of the Town of Perinton
Conservation Board Meeting of

April 1, 2014

Present:

Ken Rainis, Chairman
Chris Fredette
Dave Belaskas
Barb Wagner
Bob Salmon
Andy Rodman
Joan Cannon

Absent:

Jerry Leone
John Minichiello

Others Present:

Rob Kozarits, DPW
Fred Shelley, 775 Pannell Road

775 Pannell Road – re-subdivision of Lot 3 of the Bumpus Subdivision – requesting preliminary and final subdivision approval to re-subdivide Lot 3 of the Bumpus Subdivision into 4 lots. Mr. Shelley stated he represents the Sorbello brothers for property at Pannell and Ryan Road. The property is approximately 19.75 acres in total area. Each lot will have private water service from public water mains. Three lots off Ryan Road will be accessed via a private driveway shared between them. A portion of the LDD (steep slope) area will be affected at the main entrance of the development. There will be no impact on the wet LDD. The old house will remain. The Sorbello's purchased the lot with the purpose of subdividing it and selling the building lots. The LDD is about 125' in depth and about 100' wide. Perc tests have been done and sent to the County. There is a small amount of wooded area at the top of the hill. Variances will not be required. The Board has no issues but would like to do a site walk after it is staked.

Discussions:

The minutes of 3-18-14 were approved as corrected.

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

Creekstone Development – NYS Route 31 and Mason Road – requesting preliminary and final subdivision approval for a two lot subdivision and preliminary and final site plan approval for a Planned Development District to develop a 39.9 acre parcel in the northeast corner of the intersections of Pittsford Palmyra Road and Mason Road for a 160 unit residential development. The Board reviewed their Negative Declaration they provided to the Town Board regarding zoning approval. They have no further environmental concerns.

CVS – 1304 Fairport Road – Requesting final site plan approval to construct a new 13,225 sq.ft. retail pharmacy and associated parking and site improvements. Rob indicated that the easement is in the process of being completed. They are working on the road but probably won't be paved until June. The SEQR recommendation was submitted to the Planning Board at the time of preliminary approval. The CB has no further environmental concerns.

Planning Board Meeting of 4-16-14 – Barb Wagner and Dave Belaskas to attend.

775 Pannell Road – requesting preliminary and final subdivision approval to re-subdivide Lot 3 of the Bumpus Subdivision into four lots. See above notes. The Board has no environmental concerns.

Planning Board Meeting of 5-7-14

Wegmans – 6604 Pittsford Palmyra Road – Rob stated that Wegmans has been very cooperative in working with the Town on off-site improvements as well as on-site improvements.

Planning Board Report of 3-19-14 – Bob Salmon attended.

Recommendation to Town Board for proposed rezoning of 600-900 Perinton Hills – Their discussion centered on the items that were discussed with Mike Montalto at our CB Meeting. I asked Mike if there would be a connecting sidewalk on the east side as we discussed and a connection for the Blackwatch Apartments. Mike stated that they would be provided.

Recommendation to Town Board for proposed code changes – Mixed Use District Sign code.

The Planning Board will make a recommendation to support both of the above.

Town Board Report of 3-26-14 – Chris Fredette attended.

Village Sports was given approval for a modification to their SUP (preschool changed to K-12). No PCB recommendation was requested.

Creekstone was SEQR neg. dec. (CB submitted a recommendation, but Town Board used the recommendation provided by PB.

Wegmans was given a SUP supported by the PCB's recommendation. Only neighbor comment was about speed limits on Route 31 as pedestrians cannot cross safely.

Perinton Hills rezoning was approved supported by the PCB's recommendation.

604 Pittsford Victor Road – Chris reported that Dave Schaeffer had a concern about the applicant installing a kayak rental. If he does so, he can't cut off the hiking trail along the canal. Ken felt that there is not going to be a problem with access being cut off as this is State property.

There being no further business before the Board, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Joan Cannon, Secretary