

Minutes of the Town of Perinton  
Conservation Board Meeting of

April 2, 2013

Present:

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

Absent:

John Minichiello

Also Present:

Ryan Destro and Todd  
Longwell

**STONEBROOK** (f/k/a Tanbark Hills, f/k/a Stone Creek) 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.

Mr. Destro presented the prior approved plan from 2007 as a Planned Development District. It was formerly Residential and Limited Industrial. The Town Board approved overall site plan and final subdivision approval of Section 1. The project is 45.2 acres in size with Section 1 currently under construction. We have had some changes which revises the original site plan approval which requires Town Board approval. We have that approval but the Town is requiring that we come in for approval on all sections. Therefore, we are requesting final overall subdivision for sections 1-4 as well as overall site plan approval. The changes are relatively minor as follows. The four single family homes have been replaced with six duplex units because the three townhome units are being replaced with the Community Center to serve the entire development. We are losing four single family homes but we are gaining those lots back by proposing six duplex (three double buildings) units. The architectural design has also changed slightly. With this new development, there is no additional proposed disturbance and are within the approved disturbance limits from the overall site plan approval and in most cases we are reducing the disturbance. With the revisions, the new proposed plans will now have 32 single family homes instead of 36; there will be 49 townhomes instead of 52; and a community club house instead of townhouse units 77-79. The commercial building is proposed to be the same; and six duplex units (3 buildings). The total number of lots remains at 89.

Ken asked about the watershed and if the revisions had an impact on the distribution of water on the site. Ryan stated there would be no change to the watershed. The building footprints are the same or reduced and are basically in the same locations. Everything drains from the south to the north towards Pittsford Palmyra Road. There is an existing south/north tributary and a culvert underneath Thayer Road. The tributary joins up with the culvert and they both meet and then go under Pittsford Palmyra Road crossing the road to Town Center Plaza and draining off to the north. Everything drains into the two main ponds and then discharge at a controlled rate to the existing stream. The drainage patterns remain the same under the new revisions.

The Community Center will be one floor with about 1,200 sf with the parking wrapped around it. Chris noted there is a sidewalk on one side off Stonebrook Drive. There is a whole trail program throughout the subdivision which Dave Schaeffer set up. There will be street lights at the intersections and Stonebrook Drive will be dedicated to the Town. However, Umberwood Rise, Oakmont Trail and Juneberry Ridge together with the private drive, the common driveway serving the duplex units off Juneberry Ridge are all private. The open space land will be maintained by the HOA and not the Town of Perinton. The mitigation area has been established and stabilized. One of the mitigation areas is acting as a silt sink during the construction period. Once the site is stabilized, it will be cleaned out and established. The other mitigation area has not been constructed.

#### **Discussion:**

The Conservation Board Minutes of 3-19-13 were approved as corrected.

**Planning Board Report – 3-20-13** – Chris Fredette and Andy Rodman attended.

**Southeast Quadrant Critical Care Unit – Baird Road – Withdrawn**

**Keybank-6716 Pittsford Palmyra Road** – requesting preliminary and final site plan approval for a 20 x 60 addition to existing building, including additional drive-up lane to accommodate a video automated teller to provide customers with 1 ATM lane and 2 VAT lanes, façade modification and updated landscaping and lighting. PCB recommended a SEQR neg.dec. with findings – improved compliance with ADA pedestrian access via a ramp to the sidewalk along Pittsford Palmyra Road, negligible increase in impervious surface. Applicant had changed the plans to include a longer east-west ramp from the PP sidewalk together with a retaining wall, to lead the user to the east door of the building where it will not be necessary to cross the drive-up lane. Preliminary and Final approvals were given, with conditions including more landscaping (with a tree on the north side where grass will replace pavement), and rotating the dumpster.

**St. John of Rochester** – 10 Wickford Way – requesting preliminary and final site plan approval for 1600 sf building addition consisting of 1,475 sf for a kitchen, choir practice room and storage and 125 sf For narthex addition. PCB had no concerns with this application for two small additions to the existing building. PCB recommended a SEQR neg.dec. with findings: Applicant is increasing energy efficiency with some solar heat and natural light, and will screen the rooftop and surface mechanicals. Preliminary and Final approvals were given, with conditions including DPW requests (add to the plan details of silt fence, lighting, sewer and screening and relocate construction access entrance).

**Planning Board Meeting – 4-3-13** - Chris Fredette and Andy Rodman to attend.

**Hickory Woods Subdivision – f/k/a Shagbark Way Subdivision** – property located off Ayrault between Shagbark Way and Folkside Lane requesting preliminary and final subdivision approval and preliminary and final site plan approval for two single family lots and seventeen for sale townhouse lots under the clustering provision of Section 278. The CB has had numerous meetings and field trips with the applicants and their representatives regarding this application. As a result of the following findings, the PCB recommends a negative declaration for purposes of SEQR for this application.

The project has taken significant measures to avoid or minimize environmental impacts from development of the parcel. Measures include:

1. Preservation of approximately 90% of the site with HOA-owned Open space.
2. The project will provide a significant wildlife corridor.
3. There will be no significant change in overall viewshed of the area.
4. Green infrastructure stormwater management measures will be utilized to manage stormwater quality.
5. There will be no development within LDD limits including no development in any Federal or State delineated wetlands or steep slopes.
6. There will be no development within areas identified as having flood potential.
7. Measures were taken between Concept Plan and Final plans to reduce the number of lots and moving building pads farther from LDD limits.
8. Care will be taken to preserve the existing vegetative buffer and to add some additional landscaping (i.e. shade tolerant evergreens) between the new townhouse units and existing homes on Folkside Lane.

**Planning Board Meeting – 4-17-13** – Jerry Leone and Barb Wagner 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 sf garage to house three first response vehicles and 1,000 sf addition for storage, office and training room. The CB has no environmental concerns and will recommend a Negative Declaration for purposes of SEQR.

**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 unite,, 49 townhomes and a community clubhouse and a 1.9 acre commercial/office parcel.

See prior discussion regarding Stonebrook.

**Town Board Meeting – Stonebrook Subdivision – SUP –**

The Perinton Conservation Board has reviewed this application to approve amendments to the PDD approval given in 2007. The changes involve:

1. Addition of a community clubhouse and pool instead of 3 townhomes, making the total 49 townhomes instead of 52;

2. 32 single family units instead of 36;
3. 3 2-unit duplexes (total of 6 units) instead of 4 patio homes; and
4. The road to Route 31 (Pittsford Palmyra Road) to be included in Section 1 instead of Section 2.

At the time of site and subdivision review of these modifications, the PCB will determine that all conditions of the 2007 approvals will be complied with, including cleanup and proper disposal of the waste site and mitigation of LDD intrusions.

The PCB finds no adverse environmental impacts with regard to these changes and recommends a Negative Declaration for purposes of SEQR.

**Site Plan Review Meeting – 27 Waterworks Lane – Andy Rodman attended.** (This application is scheduled for the Planning Board Meeting of 5-1-13.) Andy reported that this land was previously owned by Mitchell/prior use as Evergreen Swim Club. Concrete from pool will be removed from the site. Tom Beck believes that the swim club had a septic system. Some earth work will be done on site to regrade site/fill pool area. The current proposal is to subdivide 3.4 acres into four lots. Applicant stated that all lots are 100% code compliant and outside of LDD. The first lot to be built is on the east side and is lot #1. The applicant (Messer) wants to move ahead with site plan and subdivision approval and present at 5-1-13 PB meeting. Most of the discussion centered around the existing sanitary sewer pipe on Waterworks Lane – how far does the sanitary sewer really extend and what material is the pipe made of. DPW will conduct a filed inspection of the pipe. DPW and PB requested a site walk by CB to verify LDD. There was some discussion if someone from CB had recently conducted a site walk.

Jerry Leone indicated that he did a site walk with Martin Janda before the property changed hands. The property is all steep slope LDD.

**Town Board – Tops Fuel Facility – Chris reported that the Town Board gave reapproval of their SUP and did not refer it back to Conservation.** (This application is on the Planning Board Agenda for 5-1-13.) The SUP will expire in one year.

The submitted plans for Planning Board reapproval are the same as what was originally approved. It was noted that the “Stop” signs at the Route 31 entrance have already been changed.

**Zoning Board Report – 3-25-13 – Bob Salmon and Chris Fredette attended.** There was one pending item and four new applications. The pending sign application for Fitch Construction was approved. All applications were approved.

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

Respectfully Submitted,

Joan Cannon, Secretary