

Minutes of the Town of Perinton
Conservation Board Minutes of

April 14, 2015

Present:

Ken Rainis, Chairman
Chris Fredette
Barb Wagner
Dave Belaskas
Jerry Leone
Andy Rodman
Ron Kozarits, DPW
Joan Cannon, Secretary

Absent:

John Minichiello

Others Present:

Ray Trotta – rezoning – 1669
Pittsford Victor Road

1669 Pittsford Victor Road – rezoning discussion. Mr. Trotta stated this property is the last site in Perinton, Monroe County. The backside of this property is Eastview Mall and the site faces the rear of Target. This property has been before the Town Board many times for different types of development. This proposal is for a very low impact development that does not affect the two wetlands (Federal and State) that are there. The State wetland requires a 100' buffer. We hired a wetland consultant and the report is being finalized. At this point we are only looking for rezoning from Industrial to Commercial. We are proposing a corner retail development and a higher end retail development. Because of the wetlands and the 100' buffer and setbacks, we are only looking at 3% of the entire site for buildings.

The plans for the driveway as shown are as requested by the head engineer for the DOT. Because of where this property is located, there has to be a certain queuing distance off each intersection. The Town would like a connection piece to this property through Route 250 as a long-term goal. But it would be through a wetland and the DEC is extremely hard to deal with on a wetland. The buffer is where we have the two driveways. The buffer goes right over Route 96 because Route 96 and the ROW were established before the wetland buffer was established. In a Federal wetland you can build right up to the edge and get a permit but with a State wetland there has to be a 100' buffer. There is not enough room for just one driveway that splits off. Mr. Trotta stated that the grading will be dictated by the DOT and DEC because we are so close to the wetlands. The site is completely balanced so there won't be an issue with the cut and fill. We are trying to disturb the site as little as possible. The buffer will have all natural plantings around the wetland area. The plan presented tonight will keep evolving until we get to site plan. At this stage we are asking for a recommendation from the CB for rezoning.

Ken stated that behind it and up on the hill there was a development and the CB asked them to take all the water from their impervious surface and add it to the wetlands (which they did) otherwise the wetland would have dried up. Also, at the time of site plan review, the CB will ask

for the watershed impact because all the water next door (Target etc.) is diverted the other way. We will ask for the relationship of the property to the watershed and the wetland because it is a unique relationship. Ken suggested that they contact Costich Engineering.

Dave asked if there was access to this parcel from Commons Blvd. and Mr. Trotta indicated they tried to approach the owners but they are not interested. Rob stated the Town would have liked to have a four way stop into the property but we have deferred to what the DEC wants. Access management is huge and the Town always tries to consolidate when they can. This is a very unique piece of property and perhaps the DEC would support a small amount of wetland impact for the greater good of preventing accidents. The CB does not feel the two driveways are logical and Mr. Trotta agreed. Basically, the CB does support this project.

The Board can make the following recommendation supporting the rezoning:

It makes sense to not have an industrial use in this sensitive area.

A commercial use is a less environmentally intensive use.

Residential use is not logical.

There can be separate ingress and egress to the two sites but CB would prefer one.

The site will dictate the size of the buildings and its use.

This is an entryway into the Town and CB would like it to reflect that.

Discussions:

The Conservation Board Minutes of 3-31-15 were approved as corrected.

Planning Board Report – 4-1-15 – Jerry Leone and Ken Rainis attended.

821 Moseley Road – Seidel – 1) Presentation by Glenn Thorton (Thorton Engineering).

Reviewed overall project as per plans submitted and reviewed by CB. 2) General consensus of PB for the overall use of the site was favorable. Dave Schaeffer expressed interest in arboretum access opportunities. Also, the neighbor at 53 Waterworks Lane is in support of the project but is concerned with construction vehicles/traffic, and also expressed interest in seeing that the new road was named something other than Waterworks which Town staff agreed to pursue. The Planning Board granted final subdivision approval 5-0.

Summit at Woodcliff - 1) Presentation by Martin Janda (BME Associates). Reviewed overall project as per plans submitted and reviewed by the CB. 2) General consensus of PB for the overall use of the site was favorable. There was minimal input from the neighbors. The PB granted SEQR neg dec together with preliminary and final Section 278 subdivision approval.

6745 Pittsford Palmyra Road – Verizon – 1) Presentation by Nixon Peabody. Reviewed overall project as per plans submitted and reviewed by CB. 2) Consensus of PB for use of the site was very favorable. There was no input from the neighbors. The PB granted SEQR neg dec together with preliminary and final site plan approval.

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

240 Loud Road – single family dwelling – requesting preliminary and final site plan approval in a residential sensitive district. Rob stated that fire trucks probably won't be able to get up the driveway and is the reason the house will have to have sprinklers. Chris noted the sidewalk contribution and Rob indicated DPW is trying to be consistent with the Town Code which indicates this is within a PED zone. The frontage length is quite significant.

Zoning Board of Appeals agenda – 4/27/15 – The CB has no environmental concerns.

Town Board recommendation –SUP - Malcho's – Bushnell's Basin. Chris indicated they are no longer going to have a drive-in window to the store. At the last TB meeting an issue was raised regarding noise. Currently, they control it by closing the door in between washes but the new one takes a car every minute and they can't close the door that fast. Also, they couldn't answer how far it is to the condos on the other side of the fire station. Chris couldn't see how the condos would be impacted. The CB felt they are already on a road with heavy traffic and wondered if it would have any impact. It's an unknown as to how much noise the new doors will make. They need to demonstrate how they are going to mitigate the noise based on the changes. Chris also questioned the status of any remediation that was part of the original approval.

There being no further business before the Board, the meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Joan Cannon, Secretary