

Minutes of the Town of Perinton
Conservation Board Minutes of
April 30, 2013

Present:

Ken Rainis, Chairman
Chris Fredette
Barb Wagner
Bob Salmon
Andy Rodman
Sandra Neu

Absent:

Dave Belaskas
Jerry Leone
John Minichiello
Joan Cannon

Others Present:

Eric Williams, DPW
Andrew Spencer BME
Dan Viola, Owner-1135-1157
Fairport Road
Sam Messer

Bushnell's Basin Sidewalk Project – Eric Williams stated this is a small sidewalk project that DPW is proposing in Bushnell's Basin. There have been numerous planning studies for the Basin area done in the past. The 2006 Canal Access Plan talks specifically about goals that they wanted the Town to pursue to increase pedestrian circulation throughout that area including access to the Canal. At that time the Town secured a grant from the NY Department of State through their local water revitalization program to build the Basin dock facility. As part of that grant, we included some sidewalks along Route 96. However, it became clear later that we might not have enough money so it was scaled out of the contract plan. We now have enough money to partially fund this project. The Town will utilize some funds in its Capital Reserve sidewalk account to offset the cost. The project area runs from 4 Thornell Road, down Route 96 all the way to Hitching Post Plaza along the south side of the road. On the north side there will be a sidewalk extension from the Canal Walk area which is the businesses that immediately front the dock facility all the way up the hill to the last residential home. There is some asphalt and concrete sidewalk in the project area. The asphalt sidewalks will be removed and replaced with concrete. The intent is to have a 5' tree lawn area between the edge of the asphalt shoulder and the edge of the new concrete walk. All easements needed have been secured. There will be a "marked" crosswalk at the approximate midpoint and it will not have walk lights. There will be a short retaining wall near the midpoint on the south side, approximately in front of the large white house. The CB is in favor of this improvement.

1135-1157 Fairport Road – Modification of site plan for relocation of dumpster enclosure and modification of landscaping. Mr. Spencer stated that in November, 2010 comments were received from the Planning Board regarding removal of the dumpster enclosure. The dumpster will now be enclosed with a vinyl type siding. The other issue was the landscaping plan. The

revised plan is aimed at achieving LEED criteria to obtain gold and platinum standards on these buildings. We want to provide enough landscaping to achieve an aesthetically pleasing front door to Route 31. Landscape changes include two River Birch trees and a special seed mix (northern ecology seed mix which is a creeping fescue and a hard fescue) for the Rain Garden so that it can be mowed “long”. They will be doing some screening to the rear of the lot on the south side. They hope to be on the June 19th Planning Board meeting.

Messer Subdivision - 27 Waterworks Lane – requesting preliminary and final subdivision approval for a 4-lot single family residential subdivision. Andy asked Mr. Messer about tying into the sewer and whether the survey was right. Mr. Messer believed the intent is to put in a manhole to minimize any disruption with the neighbors and run the sanitary sewer line off of it. Regarding the dry wells, we have not done perc tests and plan to do it next week. They do not think it will perc properly and we might have to use the storm lines across the street. If the dry wells work, the maintenance will be done by each homeowner. The Board has a concern with the stability of the steep slope on the east side near the old Fairport Water Treatment Plant. The Board felt they could recommend a SEQR neg.dec. as the plan respects LDD on the property, keeping buildings away from the steep slope at the rear of each lot and; stormwater runoff facilities, which prioritize infiltration, are designed to minimize impacts to the soils and slopes and to preserve slope stability.

Discussions:

Planning Board Report – 4-17-13 – Jerry Leone and Barb Wagner attended.

Southeast Quadrant Mobile Care Unit – 2527 Baird Road – requesting preliminary and final site plan approval to construct a 2300 sq.ft. addition to existing facility. A SEQR neg dec was approved as well as Preliminary and Final Site approvals. The approvals were conditioned upon the landscape upgrades being consistent with what is shown on the elevation view in the plans. Incidentally, Midvale GC was seeking compensation of approximately \$50,000 in addition to some other concessions. The site plan shown at the meeting (and presumably submitted to the Town for filing showed the elimination of the driveway extending onto the Midvale parcel as well as preservation of the large tree that was otherwise marked for removal in the prior plans.

Stonebrook Subdivision – The approved SEQR neg.dec. from the April 3, 2013 Town Board meeting was summarized. Numerous concerns and questions were raised by attending neighbors most of whom voiced angst toward the re-designation of the properties from owned to rental, which, as the PB explained, is not under the Town’s control. The concerns are going to be summarized by the PB and will be conveyed to the TB for their further consideration of this application.

Planning Board Meeting – 5-1-13 - Barb Wagner and Chris Fredette to attend.

Stonebrook Subdivision – Previously discussed on 4-17-13. However, the CB will mention the possibility of old waste drums that could be found upon excavation.

Messer Subdivision – 27 Waterworks Lane – See previous discussion.

Tops Fuel Facility – 6720 Pittsford Palmyra Road - The CB is questioning their procedure for not allowing catch basins to go dry and will confirm at the PB meeting. However, they will recommend a SEQR neg dec. based on the following findings.

The CB has received a copy of the Tops gas station operations plan that includes spill response and maintenance procedures as well as spill response training for the personnel managing the fueling facility.

The applicant indicates that the fueling facility is designed to minimize the potential for a fuel spill to the environment, and personnel are trained to manage a spill should one occur.

Directions for actions to be taken in the case of a spill will be posted in a prominent location within the kiosk;

The applicant has agreed to implement additional inspection and maintenance procedures to ensure that a sufficient dept of water is maintained in the catch basin to prevent discharge of petroleum to the wetland north of the plaza.

The project is designed to comply with New York State and Federal regulations regarding petroleum storage and fueling facilities.

There will be a net decrease in impervious surface of the plaza due to added landscaped features. Traffic flow within the plaza will be improved as part of this project.

Planning Board Meeting – 5-15-13 – Chris Fredette and Bob Salmon to attend.

Hull to VanBuren Subdivision – 290 Howell Road – requesting preliminary and final subdivision approval to subdivide existing 1.8 acre parcel into two parcels. The Board has no environmental concerns.

1135-1157 Fairport Road – Modification of site plan. Requesting preliminary and final site plan approval for modification of site plan previously approved on November 17, 2010. See previous discussion.

Planning Board Meeting of 6-5-13 - Andy Rodman and Bob Salmon to attend.

14 Thayer Woods – Cain – requesting preliminary and final site plan approval to construct a 2730 sq.ft. single family home in an R-S district. The CB will review at next meeting to see what has changed from the previously approved site plan.

There being no further business before the Board, the meeting adjourned at 9:37 p.m.

Respectfully Submitted,

Joan M. Cannon, Secretary