

Minutes of the Town of Perinton  
Conservation Board Meeting of

May 6, 2014

Present:

Ken Rainis, Chairman  
Chris Fredette  
John Minichiello  
Dave Belaskas  
Barb Wagner  
Bob Salmon  
Jerry Leone  
Andy Rodman  
Joan Cannon, Secretary  
Mike Doser, CED

**Perinton Mixed Use District Rezoning (Bushnell's Basin)** Mike Doser was present tonight to give a power point presentation on the proposed rezoning.

The Town of Perinton is proposing to rezone 21 properties (approximately 16 acres) in the Hamlet of Bushnell's Basin to Mixed Use District zoning. Specifically, 14 properties are currently zoned Commercial and seven properties are currently zoned Residential B. The properties are primarily south of Pittsford-Victor Road and the rezoning will match the zoning of the properties north of the road. It also complies with the 2011 Town of Perinton Comprehensive Plan, and we think it will help Bushnell's Basin continue in its revitalization and its standing as one of the most important historical areas, not only in the Town, but in the Greater Rochester region.

Among the goals of Mixed Use District zoning:

It aims to provide areas within the Town for locating a mix of commercial, office, civic, and residential uses serving the day-to-day convenient shopping and personal service needs of neighborhood areas and to assure the compatibility of such areas with nearby residential development.

It aims to create lively, pedestrian-friendly and attractive buildings, sites, open spaces and streetscapes where residents and visitors will enjoy walking, biking, driving, and shopping. It is the intent of the Mixed-Use District to ensure that typical, strip commercial development is avoided and that future private development will actively and positively engage in the public realm.

We met with owners of the prospective properties on December 5<sup>th</sup> and briefed them on the proposed rezoning plan. They were positive about the rezoning and felt that it would enhance the Hamlet of Bushnell's Basin.

It is important to note that this proposed rezoning, by itself, will not physically alter Bushnell's Basin. The proposed rezoning is not related to a project currently under consideration by the Town of Perinton. Should the rezoning be approved, specific proposed projects on the newly rezoned properties would still require site plan approval from the Planning Board and Certificates of Appropriateness from the Historic Architecture Commission.

The rezoning is sponsored and led by the Town as the result of the findings and goals from the 2011 Town of Perinton Comprehensive Plan, a plan crafted by professional planners with the help of input from leaders in the public and private sectors, and Town of Perinton property owners.

Mr. Doser went on to explain what Mixed Use is; the demographic trends driving Mixed use; why it fits in Bushnell's Basin and the key zoning requirements of Mixed Use.

Andy asked why the lines were drawn to exclude the hotel and commercial properties. Mike said the Town might eventually bring mixed use along Kreag Road as that's where it's most appropriate.

**Discussions:**

The Board approved the minutes of 4-15-14 as corrected.

**Planning Board Report of 4-16-14** – Barb Wagner and Dave Belaskas attended.

**775 Pannell Road** – re-subdivision of Lot 3 – Bumpus Subdivision requesting preliminary and final subdivision approval to re-subdivide Lot 3 into four lots. The application was withdrawn.

**Zoning Board of Appeals – 4-28-14. Bob Salmon and Chris Fredette attended.** The four applications, Longwell; Larry Cyper, 2466 Turk Hill Road; Paul Zachman, 604 Pittsford Victor Road; Dave Prince, 7216 Pittsford Palmyra Road were all approved.

**Planning Board Meeting – 5-7-14** – Chris Fredette and Ken Rainis to attend.

**Wegmans – 6604 Pittsford Palmyra Road** – withdrawn

**Arctic Glacier – 900 Turk Hill Road** – requesting preliminary and final site plan approval for building improvements. The Board had no environmental concerns

**775 Pannell Road – Bumpus** – requesting preliminary and final subdivision approval - withdrawn.

**Planning Board Meeting of 5-21-14** – Chris Fredette and Andy Rodman to attend.

**Basin View Subdivision** – south side of East Jefferson Road, west of Thornell Road requesting final subdivision approval for a 12 lot single family subdivision. The Board has no further environmental concerns as they need to satisfy the conditions of preliminary.

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

Respectfully Submitted,

Joan Cannon, Secretary