

Minutes of the Town of Perinton  
Conservation Board Meeting of

May 20, 2014

Present:

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

Others Present:

Mike Doser, CED – Rezoning  
Art Pires, Garth Winterkorn - Wegmans  
Linc Swedrock, Todd Jones, Eric Hynes -  
Polisseni- Keck Road  
Kurt Rappazzo - Dick Ide SUP  
Pam Webb - Visitor

**North Washington Street – 4 parcels (333, 347, 355 and 359) Recommendation to Town Board** for proposed rezoning. Mike Doser stated these are four parcels on North Washington Street working in conjunction with the Dick Ide SUP. Dick Ide purchased 347 North Washington (former single family dwelling); 355 is a vacant parcel owned by National Amusement (former Washington Drive In); 359 North Washington is an Attorney's office and 359 North Washington is Industrial. The other three are zoned Restricted Business. All four parcels total about five acres. With the exception of 359, the other three parcels continue on into Pittsford and are zoned Commercial. Any access that occurs through Perinton will be zoned to take advantage of Commercial. We are proposing to rezone these four properties to Commercial to accommodate any Pittsford uses. The reason this is happening now is because Dick Ide purchased 347 and they want to add parking with some overflow parking (Dick Ide Honda, winter parking for Dick Ide Mazda and Dick Ide Volkswagen) and possibly employee parking. They might also use it for comparing all three car dealerships on that site. The only way you can have a motor vehicle sales operation in Perinton is if it's zoned commercial. Twenty years ago, Vincent Volkswagen got a use variance for motor vehicle sales. At this point, it makes more sense to rezone the sites to Commercial.

Chris asked about the topography and Mike stated it is pretty flat. It does drop off on the Pittsford side. The Conservation Board had no environmental issues and will prepare a recommendation to the Town Board for rezoning to Commercial.

**Keck Road – Greg Polisseni** - west side of Victor Road, south of its intersection with Keck Road requesting preliminary and final site plan approval for construction of a single family home on existing 97.9 acre parcel in a Residential Sensitive District. Linc indicated that there was a site walk on the project with Town staff and Board members. The only proposal at this time is for a single family home. We are not touching any of the LDD areas. The driveway will be off Keck Road and a proposed aesthetic pond up front which will also provide storm water management. This is a decorative pond with a proposed bridge over it. There will be a circle to the front entrance of the house with an end-loaded

garage. There is a proposed future pool and pool house on a septic system. The site has very sandy soils and the percs in the deep holes were very favorable. The DPW and Health Department have witnessed the tests and are currently under review for storm water management. This site is under the threshold of DEC requirements.

Pam Webb stated that she and her husband own the property directly to the south of the proposed house. She wanted to make sure that the owner and the Town is aware that they grow organic vegetables on that field very close to the property line. They do not want any runoff with lawn/pool chemicals etc., going onto their property. It's the field they are concerned about. The main house itself is pretty far away on Victor Road. Linc proposed an inlet in that corner to pick up any runoff from the lawn area. They are trying to bring as much drainage as possible to the pond.

Ken asked how much water they estimate it will take to keep the pond aesthetically pleasing; specifically, runoff into the pond. Linc replied that the outlet structure design is shallow so it will only be an overflow. Once the pond fills up, it will stay filled up – unless it evaporates. The Board had a concern about cattails and Linc indicated they could dig it deeper to keep them out. Ken suggested they review the design of the pond so that cattails do not grow and if some are seen they must be pulled out immediately. Linc stated that the road is about 7 ½ - 8% and we are following the grade.

John stated that in regard to water quality, you need to be real conscientious about the design and growing vegetation on the slope as quickly as possible. John also had a concern about the slope on the drainage swales mainly because of the rains we have been experiencing lately. He suggested that they make sure the grass will hold the velocity of the runoff. An erosion mat at the bottom of the swale could help. Linc stated they are still looking at different types of seeding mixtures. The owner may not even mow all of it and may just plant longer grasses.

The square footage of the house is 4,500 sq.ft. and the garage is 120 x 65. At this point, the house has not been designed.

**Wegmans – 6604 Pittsford Palmyra Road – 31,300 sq.ft. expansion.** Art stated that the latest report he submitted to the Board shows a great deal more detail as requested. The larger refrigeration units are going below the roof and the condensers are being shifted around on the roof site. The current eastern dock will become the future middle dock and the eastern dock now is in a location that puts the Georgetown Commons Garages between that dock and the most of the Townhomes. This project is an expansion of an existing development that by its nature is providing mitigation to the neighbors to the north. With the eastern parking lot expansion of the 31,300 sq.ft., we are actually removing parking lot activities and removing light poles on the eastern portion of the site. The extension itself provides mitigation better than a wall could do. It mitigates the sound from the front parking lot. Regarding deliveries, two of the current three to four trailers that come overnight (midnight to 6:00 a.m.) will be pushed outside that time frame. About 60% of the units will actually be shifted over to the new future eastern dock by the end of 2016. We have definitely mitigated the noise generated on this site. All of the units are being replaced with updated quieter units. Dave suggested screening for the condensers in particular while they are working on the roof. Art stated he would look into it.

Ken asked Art to comment on what the noise level is now (at a specific time) versus what is being proposed because of mitigating factors. Art stated that it would be difficult to come up with calculations tonight. John indicated that this Board has to make a recommendation based on SEQR so we follow the DEC guidelines for noise studies. He suggested he look at distance such as – what's the decibel reading today. The DEC has guidelines when something is going to impact the environment with regards to noise. You will be able to come up with an average as to what is happening at the back of Wegmans. Art replied that they would follow through using DEC guidelines. Ken asked that they commit to a maximum

of no more than a certain number of delivery trucks. When that number has been arrived at, the Board wants to see it on the final plans. Barb felt they should leave the trucks out of this particular noise calculation and do them separately. Don't worry about averaging trucks. It makes sense to separate the continuous noise and the continuous mitigation and discuss those in one statement. Then discuss the reduction in trucks. Art stated there would not be an increase in trailers due to the expansion with the exception of the holiday seasons. Also, Wegmans will have an emergency generator for backup in case of a power failure. The Board will prepare a SEQR recommendation.

**Dick Ide – 347 North Washington Street – Recommendation to Town Board for a SUP.**

Kurt indicated this site was purchased last year with the intent of expanding the dealership use. However, they have decided to develop it separately because of auto dealer regulations. In order for it to benefit all three dealerships (Mazda, Volkswagen and Honda) they need to keep it separate and store all three vehicles from the dealerships on the same lot. Customers can then comparison shop all three brands of vehicles. The site is a former residence and the house will be eliminated but the garage will remain as a storage shed. Eventually, the site will be paved. Access to the lot will be through the Volkswagen dealership. Trees will be planted along the northern edge of the former drive-in theater. There will be bio-retention facilities along the southern edge between the lot and the Volkswagen dealership to provide water quality and runoff production capacity. That will drain into a dry retention facility and make its way into an existing facility at the front corner which drains into a storm sewer. A landscape berm is being proposed on the front with a gravel display area on top for some vehicles with ground mounted lighting. Customers will be able to walk over or shuttled over from the other dealerships. The Board will make a recommendation on the SUP based on the April 24<sup>th</sup> plan. Kurt will provide the Board with the square foot area of the parking lot and the actual number on the green space.

**Discussions:**

The minutes of 5-6-14 were approved as corrected.

**Planning Board Report of 5-7-14 – Chris Fredette and Ken Rainis attended.**

Applications for Wegmans and 775 Pannell Road (Bumpus) were withdrawn.

**Arctic Glacier – 900 Turk Hill Road – requesting preliminary and final site plan approval for building improvements.** This is a Type II project and no SEQR is necessary. Preliminary and Final approvals were granted subject to the following conditions:

There are hundreds of ice machines stored out in back and outside storage is forbidden in an Industrial Zone. Applicant is to work with Mike Doser and DPW to alleviate the problem.

Lighting design on site plan

Show septic system location on plan and protect it.

Assure that roof runoff is collected; show where runoff will go (into storm water system) on site plan.

Obtain variances from ZBA for height of building (will be more than 40 feet) as well as setbacks.

PCB asked if any interior system (refrigeration system) will be impacted at all by the intended construction activity and they replied “no”.

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

**Basin View Subdivision – west of Thornell Road and south side of East Jefferson Road – requesting final subdivision approval for a 12 lot single family subdivision.** The Board had no further environmental concerns.

**Wegmans – 6604 Pittsford Palmyra Road - requesting preliminary and final site plan approval for a 31,300 sq.ft. expansion.** See above discussion.

**Bushnell's Basin – SEQR recommendation – Mixed Use Rezoning –**

The PCB recommends that the Town Board adopt a Mixed Use District Rezoning Plan for Bushnell's Basin.

This overlay district will provide for:

A combination of compatible uses (not separation)

Accommodate public desire for integrated functions (driving, walking, and bicycling)

A combination of appropriately scaled land uses and activities that support the goals and objectives contained in the Town's Comprehensive Plan.

Continued preservation of historical architecture

Maintaining the intimacy of a hamlet (reduced setbacks)

Incorporation of architecturally appropriate design elements as well as façade staggering;

Incorporation of bicycling, hiking, walk pathways and promotion of greenspace in designs.

The subrogation of parking to the sides and back areas of properties, as well as the inclusion of "parking blocks", shared parking, and bicycle parking

The increased use of landscaping

The mitigation of light impacts.

This zoning overlay district will appropriately restrict larger uses (6,000 sq.ft.) and building sizes (10,000 sq.ft.) and multi-building developments.

There being no further business before the Board, the meeting adjourned at 10:00 p.m.

Respectfully Submitted,

Joan Cannon, Secretary