

Minutes of the Town of Perinton
Conservation Board Meeting of

June 3, 2014

Present:

Ken Rainis, Chairman
Chris Fredette
Barb Wagner
Bob Salmon
Andy Rodman
Jerry Leone
Rob Kozarits, Town Engineer
Joan Cannon, Secretary

Absent:

John Minichiello
Dave Belaskas

The Conservation Board Minutes of 5-20-14 were approved as corrected.

Planning Board Report of May 21, 2014 – Andy Rodman and Chris Fredette attended.

Basin View- requesting final subdivision approval for a 12 lot single family subdivision.

Applicant demonstrated compliance with the Conditions of Preliminary approval and was given final approval with the following conditions:

Access easement for the stormwater pond will be from Route 96; developer is still waiting for NYSDOT to OK permanent access (curb cut) from Rt. 96.

DPW satisfied with Lots 6 and 7 stormwater pond;

Deed restriction, not conservation easement, in rear of lots 8-12.

Sidewalk along Route 96 was discussed; topography makes it very difficult – may have to be on rear of lots 2-5. The Conservation Board gave a SEQR recommendation at the time of Preliminary; we were not asked to reaffirm.

Wegmans – 6604 Pittsford Palmyra Road – requesting preliminary and final site plan approval for a 31,300 sq.ft. Expansion and reconfiguration of the existing parking lot. Art Pires and Garth Winterkorn presented and discussed at length. Everyone was given a printout of the FES noise report (as of today) The Conservation Board SEQR negative declaration recommendation was accepted with two changes. (Pires called Andy and Chris into the hall to discuss these and we agreed to them) They are “Use of electrical refrigeration units...*for turkey trailers at holiday time* and “Improved lighting... (15’ candles *or less*)... Preliminary approval was given with conditions:

Dumpsters at Wegmans to be placed against the building and fed from the inside. CED/Doser noted that the entire site (strip mall/bank) has 3-4 dumpsters that are not enclosed. A request was made that as part of final approval ALL the dumpsters on the site be enclosed.

Greenspace 24% - does not meet code today, but will be no worse.

Generator natural gas; Put earlier approvals on the plans i.e. clock tower;

No sign approvals with this approval.

Central island to be moved away from sewer line and consider pedestrian walkway along it;

Rooftop mechanicals to be screened.

Planning Board declared this to be a Development Area – hence the Planning Board can approve variances. Final approval was deferred.

Planning Board Meeting – 6-4-14 – Andy Rodman and Jerry Leone to attend.

Crest Manor Living & Rehabilitation Center Expansion – 6745 Pittsford Palmyra Road – requesting preliminary and final site plan approval for construction of a 1,000 sq.ft. facilities building addition etc. In reviewing the application, it appears there is a very small amount of runoff. The Conservation Board has no further environmental concerns. A SEQR recommendation will be prepared.

Polisseni single family home – 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. The Conservation Board had no further environmental concerns. A SEQR recommendation will be prepared.

Perinton Hills Apartments – 600-900 Perinton Hills Office Park – 687 Moseley Road - requesting preliminary site plan approval for construction of a residential development project that will provide 60 apartment units in six buildings. The Board had no further environmental concerns and a SEQR recommendation will be prepared.

Discussions:

Easements – Ken indicated that the easements should be available for review by the end of the month.

666 Whitney Road – It was noted that John has reviewed this file as well as the DPW. There are concerns regarding several items dealing with the storm water, traffic, etc. There are no concerns with concept and at this point the DPW is waiting for a formal response back from them before they provide the Town Board with a letter supporting an SUP.

Town Board SUP for 347 N. Washington/Dick Ide Display Facility. The Town Board has requested general comments from the Conservation Board regarding potential benefits and/or negative environmental impacts that could result from development of the above property. It is understood that the project will be subject to review under the NYS SEQRA process and that the PCB will make specific recommendations regarding the significance of identified environmental impacts based on information developed during the review process. We offer the following preliminary comments:

The portion of the proposed project located within Perinton will meet green space requirements (49.60% vs. 35% minimum requirement).

Stormwater will be managed for quantity and quality by means of bioretention swales and a small retention pond in accordance with NYS standards.

The current curb cut onto North Washington Street will be removed and vehicular traffic will be routed through the existing Dick Ide entrance.

The proposed use appears to be compatible with surrounding uses.

Town Board Rezoning – Four parcels on North Washington Street, Restricted Business or Industrial Zoning to Commercial District Zoning. The Conservation Board recommends a Negative Declaration for purposes of SEQR for this action. Findings:

This rezoning will match the Town of Pittsford zoning immediately adjacent to these parcels;

This rezoning will better fit the development along North Washington Street and Panorama Trail;

This action is an administrative matter and does not immediately affect environmental resources.

Wegmans – 6604 Pittsford Palmyra Road – 31,300 sq.ft. expansion – Planning Board recommendation.

The Conservation Board recommends a SEQR Negative Declaration based on the following findings:

Off-site drainage improvements: Working with the Town DPW, the applicant will help mitigate erosion (earth work, tree removal and straightening out the creek bed) of Valley Creek to the regional drainage facility behind Martha Brown Middle School.

Stormwater Detention Improvements: Installation of underground detention (8 rows, 125' long diameter pipe that will store water and with a controlled release back into the drainage course) on the east side parking lot along with the addition of vortex units to address water quality.

Site Buffering Improvements: Additional landscaping (evergreens and understory bushes) to the north (near Georgetown Apartments) will reduce visual impacts.

Noise Mitigation: Incorporation of the following actions resulting in noise level attenuation/reduction: Replacement of some rooftop HVAC units with newer (quieter) technology (net placement/movement of all rooftop units).

Relocation of some rooftop refrigeration units below roofline level.

Concomitant net reduction in decibel level outputs (at source and at property line) at most property juncture locations are expected. See May 21, 2014 FES Associates Supplemental Noise Analysis document.

Planned reduction of overnight (12 midnight to 6 AM) deliveries to “two from the usual three to four”.

Additionally, the applicant will commit to a “not-to-exceed” number.

Relocation of truck delivery activity to the newly-constructed eastern loading bay facilities.

Initiation of operation changes – engine idling and run times.

Use of electrical refrigeration units (vs. previous gas-powered).

The Georgetown garage building (adjacent to the applicant’s property) will function as an effective noise barrier – even for second floor windows.

Improved Lighting illumination Levels: Replacement LED’s will afford a more even (15 foot candles) for illumination wash.

There being no further business before the Board, the meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Joan Cannon, Secretary