

Minutes of the Town of Perinton  
Conservation Board Meeting of

July 16, 2013

Present:

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

Absent:

John Minichiello

Others Present:

Martin Janda for Whisperwood  
Estates and Packard Lands Fill

**Whisperwood Estates – 20 Whisperwood Drive** – Re-subdivision of Lot R-14 – Martin stated that they are basically subdividing it back to the original subdivision that was filed in 1990. In 2002 we combined R-14 and R-15 and now we want to re-subdivide it back. We will maintain the same utilities and we are getting re-approval from the Health Department for the septic. The owner is selling the second lot and someone else will build on that lot. Chris indicated that the Crescent Trail Easement needs to be added to the plans. She said that the Genesee Valley Mud Slog will be holding an event on the Crescent Trail on 9-29-13. Andy stated that this is a re-occurring event. Martin said the easement is actually shown on the subdivision plan and it will remain on the lot owned by Ange Crecco's daughter and pose no problem for the owner of the other lot. One lot will be 2.9 acres and will have the Crescent Trail and existing home on it. The other lot will be 2.2 acres and does not include the Crescent Trail. The Board felt they could give a Neg Dec for purposes of SEQR with the following findings: 1) The subdivision conforms to existing zoning; 2) Applicant will deal with stormwater in an adequate manner; 3) no variances are required.

**Packard Lands fill** – northeast corner of NYS Route 31 and Wakeman Road - Chris noted that filling was taking place but in checking with Tom Beck he indicated that there was prior approval in 2007. However, there doesn't seem to be any erosion control measures in place. Martin thought there had been a silt fence in place at that time but we will make sure one is in place immediately. We have received additional comments from the DPW and we will see that they are taken care of. Bob asked about a convenience store at the corner and Martin said they are debating what they are going to do. Andy felt that it was very difficult to tell where the boundaries are without stakes being in place for the fill lines. Martin stated that they have looked at it with the DPW and the front is fine (31F) but there is an area where they put more fill in and that made it wider. Actually, we are proposing to make it even wider. The DPW wants to have permanent monuments with elevations. Andy questioned how they can grow grass with the piles of fill. Martin said they will fine grade it, add topsoil and then seed it. After that they will limit the construction entrance to certain areas so they don't drive over it.

Ken indicated to Martin that this Board needs a commitment that they will be sensitive to the concerns just discussed. Martin stated that they have had discussions with the DPW regarding the same

concerns. We will provide a sequence of construction activities in letter form to both the CB and DPW. We will be providing a Letter of Credit and it will be up to the DPW to enforce it. The old permit has expired but there are some sources for new material. We will be getting a new permit as soon as possible. Dave disagreed and did not think it should be up to the Town to enforce the Letter of Credit but rather the applicant. This project is not subject to SWPPP. The Board felt that because BME will be providing a letter addressing their concerns, they can recommend a Negative Declaration for the purposes of SEQR with the following findings: 1) A program and time line for sequence of filling and stabilization will be provided; 2) Erosion control measures will be part of that plan; 3) Filling operations will be monitored by the applicant.

#### **Discussions:**

**Planning Board Meeting – 7-17-13 – Chris Fredette and Andy Rodman to attend.**

**Re-subdivision of 815 Furman Road – Lot 6 Bortle Subdivision –** requesting preliminary and final subdivision approval to subdivide a 17.8 acre parcel into two lots. Lot R6-1 to be 15.5 acres in size and will be occupied by the existing structure and Lot R6-2 to be 2.3 acres in size with a single family structure to be completed. Andy and Chris met with Mr. Maneen, the owner in order to do a site walk. There is a pond, but it is not on this lot. There is a steep slope that needs to be added to the plans as it does not meet the criteria for an isolated area. The area was planted in corn last year but nothing this year. But, they did plant around the perimeter. The Board felt they could recommend a Negative Declaration for the purposes of SEQR for this unlisted action with the following findings: 1) Construction will not impact the small area of steep LDD. The LDD area will be marked/surrounded by suitable construction fence; 2) Proposal is consistent with RT 1-2-5- zoning.

**Whisperwood Estates – 20 Whisperwood Drive and Packard Lands fill** were previously discussed.

The Conservation Board approved the minutes of 6-4-13. The Conservation Board approved the minutes of 6-18-13 as corrected.

**Planning Board Report – 6-5-13 -** Bob Salmon and Andy Rodman attended.

**14 Thayer Road – Cain –** requesting preliminary and final site plan approval to construct a 2,730 sq.ft. single-family home in a residential sensitive district. Drainage was reviewed on site by Mr. Summerhays and Tom Beck on 6/5. Instead of a swale, there will be two yard basins- one in front near the road and one about halfway back. Piped with perforated piping and wrapped with infiltration fabric, piped to the rear with a rip rap treatment. Some of the conditions of approval are: satisfy the concerns of the DPW, final drawings to show drainage proposal, show location of buried propane tank. Preliminary and Final site plan was approved.

**Planning Board Report – 6-19-13 –** Chris Fredette attended.

**Sunoco-557-595 Moseley Road –** requesting preliminary and final site plan approval for façade modification. Façade modification and sign proposals were given Preliminary and Final approvals after very little discussion. It was a SEQR Type II proposal. It was an unusual application in that there are 7 signs on the premises now and they proposed just 4 signs. Conditions of approval included: Lighting – a photometric plan be included, lights be recessed in the canopy, and cut sheets be included in the application; parking must be double-striped.

**Planning Board Meeting – 8-7-13** – Jerry Leone and Bob Salmon to attend.

**Rite Aid Pharmacy – Hitching Post Plaza – 649 Pittsford Victor Road** – Requesting preliminary and final site plan approval for façade modifications including lighting, signage, finishes and roofline effects. The Board had no environmental concerns.

**Fairport Baptist Home – 4646 Nine Mile Point Road** - entrance modifications/canopy addition – requesting preliminary and final site plan approval for modifications to the main entrance into the facility, along with vestibule addition of approximately 150 sq.ft. and a porch/canopy addition of approximately 2400 sq.ft. Andy stated the building itself is undergoing major reconstruction. Barb noted that they need to correct the numbers regarding the reduction in blacktop. The Board had no environmental concerns.

**Felton Subdivision** – 433 Garnsey Road – requesting preliminary and final subdivision approval to subdivide one lot (2.623 acres) into two lots; one lot to be .822 acres and contain existing home and second lot to be 1.801 acres. The buyer (William Metrose) of Lot 2 is the landowner of the parcel to the west and he wishes to create a parcel to insure his privacy. The Board will schedule a site walk.

**Creekstone Subdivision Discussion** – Bob Salmon talked about the site walk that he took with other Board Members. He noted that many homeowners have encroached 10'-15' beyond their property line into the adjacent property owned by the developer. Bob did not discuss the drainage concerns that the CB has at the time of the site walk. The Board discussed the fact that the residents never mentioned drainage at the Public Hearing held by the Town Board. Bob felt that the bulk of the water comes from Broadmoor Trail/Mason Valley. On the 4<sup>th</sup> of July, the stream on Aldrich Road was like a lake. He did not think it came from the Longwell property. It will be quite an expense to correct it because it meanders down through the marsh, winds around and ends up by the canal. It's all plugged with cattails so the drainage is obviously restricted. He felt there is an existing problem even before this subdivision is built. Creekstone might not make it any worse but there is a problem already. Ken indicated that Costich Engineers will need to show us the watershed with calculations and how they are going to mitigate any water. Bob noted that the real problem is at Aldrich Road and Teal Drive regarding drainage. The water flows from west to east down Aldrich, then underneath Aldrich, flows to Whitebrook and then curves around back to the canal. Bob recalled the last two storms this year. Another concern is that behind Northern Stone where the water drains off the Longwell property, the culvert is an old 1,000 gallon oil tank with both ends cut off. The next step is for the Town Board to refer it to the Planning Board for their recommendation. The CB feels that this is an existing water issue versus how well they are controlling what they plan on doing with their water. Ken wondered about meandering the stream and then digging out some deeper pool areas to hold the water back.

**Zoning Board Report – 6-24-13** – Bob reported that there were six applications on the agenda. All of them were approved except for Jane E. Runion, 4 Cantwell Place to allow a psychologist office to be located in a future addition to the home. It was denied 4-2.

**Push Athletic Club** – Fairport Road - The Board noted that their deadline for completing the landscaping was 7-10-13.

There being no further business before the Board, the meeting ended at 9:30 p.m.

Respectfully Submitted,  
Joan Cannon, Secretary