

Minutes of the Town of Perinton
Conservation Board Meeting of

August 5, 2014

Present:

Ken Rainis, Chairman
Dave Belaskas
Barb Wagner
Jerry Leone
Rob Kozarits, Town Engineer
Joan Cannon, Secretary

Absent:

Chris Fredette
John Minichiello
Andy Rodman

Also Present:

Greg McMahon, Stonefield Reserve
William Babcock, owner

Stonefield Reserve – 61 Fishers Road – requesting preliminary and final subdivision approval to subdivide an existing parcel of 9.667 acres of land into six lots with one of the parcels to be a 4.711 acre parcel which includes the existing home and the remaining development to occur on 4.956 acres with construction proposed to occur in 2 phases. Mr. McMahon stated they are on the PB agenda tomorrow night. The plans have not changed since the last time they were before the CB. There is LDD steep slope to the rear of the property which will have an easement.

Rob indicated that the Town has a couple issues related to the steep slope and need more information in the storm water report to justify the pre and post curb numbers that were selected. That information would factor into how much runoff we actually felt would be coming down. Greg stated they are updating that information and will provide it to the Town. Rob said that the curb numbers were selected based on the hydrologic soil groups and the USDA classification. Rob felt those numbers were consistent as to perc rates. Greg stated that the whole subdivision is on septic. There has been some discussion regarding the sanitary sewer but due to the cost it is not an option. Also, obtaining an easement through neighboring property is probably out of the question.

Rob indicated that the DPW is still working on the impact to the steep slope. Dave stated that he and Chris walked the site a few weeks ago. At that time they noticed that clearing had occurred beyond the clearing limits. There is already evidence of a slope failure occurring there. The sand slope/embankment is probably 50' high and a sheer wall. He is not comfortable at all with the location of the homes and the septic due to the proximity of the top of the slope. There is not enough room the way the plans are now to keep that slope from failing. He is also concerned about the idea of even putting a pipe down there and even armoring it as that slope is nearly vertical. There is also evidence of a water course coming across there so for these reasons he questions the setbacks from the top of that slope to the homes. You would want at least a 2:1

protected area from the toe of that slope back. The erosion that is already occurring will continue to get worse. There is no way to protect that bank.

Ken felt that the CB needs more information before a SEQR recommendation can be made. The applicant said that they will still appear before the PB tomorrow night. Barb felt that part of what's driving this is the fact that it's a very dense development for all of the reasons cited above. Dave reiterated that the slope is far from stable even with the trees.

Discussions:

Planning Board Report of 7-16-14 – Ken Rainis and Chris Fredette attended.

Dick Ide – 347 N. Washington Street – The PCB SEQR neg dec recommendation was accepted. Applicant came to the meeting ready to agree to all DPW comments. Preliminary and Final approvals given. Conditions included: 21 feet tall light poles to match those in Pittsford and photometrics must be supplied; a 50 foot buffer along North Washington will be respected and a landscaped berm built within it and no autos parked on it; 7 foot wide sidewalk widened to 10 feet; some architectural changes to the existing garage, which will remain.

Bumpus – 775 Pannell Road – The PCB SEQR neg dec recommendation was accepted. Applicant agreed to all DPW comments. There were several neighbors there, objecting to additional houses in their neighborhood. Traffic was the main problem expressed. It was explained that the developer has planned in accordance with Perinton code with no variances. Preliminary and Final approvals given – conditions included provision of acceptable access/utility easement to Bob Place, as he requested.

The minutes of the Conservation Board Meeting of 7-15-14 was approved.

Planning Board Meeting of 8-6-14 – Barb Wagner and Dave Belaskas to attend.

Stonefield Reserve – 61 Fishers Road. (See above discussion)

Planning Board Meeting of 8-20-14 – Barb Wagner and Jerry Leone to attend.

Janders Run Subdivision - near Pebble Hill Road – requesting concept, preliminary and final subdivision approval under Section 278 of Town Law for an 18 lot, single family subdivision on about 10 acres of land. Rob stated this property has to meet certain dimensional requirements so they can have smaller lots in order to provide more green space in the overall development. The latest plan has more area in the cul-de-sac and which flattens the grade from an 8% to 6% slope on the roadway and provide some additional room to grade the front yards. In doing that they eliminated one house. Ken asked if the site will handle the water from all the slopes and Rob said he would have to review it again. The Board needs more information and will request that the engineer attend a meeting. They want to make sure the water management of the site is realistic.

Perinton Hills Apartments-600-900 Perinton Hills Office Park – requesting final site plan approval and preliminary and final subdivision approval to subdivide on lot into two lots for

construction of a residential development project that will provide 60 apartment units in six buildings. Rob stated that DPW has a concern about drainage and want to reduce or eliminate any flow going towards Wegmans because of our downstream concerns. We need some form of water quantity control and want to make sure they are doing everything they can to reduce the runoff. We also have a question regarding the retaining wall and the buffer rail. Those items are being resolved. We are also resolving a few issues regarding the sidewalk connections.

Town Board – 7-23-14 - Dave Belaskas will attend.

Zoning Board – 7-28-14 - The CB had several questions regarding the Farmer's Market at Casa Larga: 1) If the grass is used as the surface, it must be cut short in advance of the Market opening each week. 2) The slopes in the areas designated for parking should be leveled and/or stabilized. 3) How will the crossing of the swale be affected? We suggest a culvert and railings.

There being no further business before the Board, the meeting adjourned at 9:40 PM

Respectfully Submitted,

Joan Cannon, Secretary