

Minutes of the Town of Perinton
Conservation Board Meeting of

August 19, 2019

Present:

Ken Rainis, Chairman
Dave Belaskas
Barb Wagner
Jerry Leone
Andy Rodman
Eric Williams, Asst. to
Commissioner
Joan Cannon, Secretary

Others Present:

Robert Steehler, Engineer
Piero Forgensì

Janders Run Subdivision – near Pebble Hill Road – Tomax Homes requesting concept, preliminary and final subdivision approval under Section 278 of Town Law for a 18 lot subdivision on about 10 acres of land. Mr. Steehler stated they have met with Town staff several times to discuss grading and utilities. The Town recommended shifting the lots to the west side of the property and put the conservation easement in one spot contiguous to the Town trailway which we have agreed to. There is a 10’ piece of land along the north property line together with a 30’ piece of property along the west property line that we are donating to the Town. There is a total of approximately three acres in the conservation easement or 30% of the ten acre site. We have updated our grading and utilities based on the new lot configuration of 17 lots instead of 18 lots. This was done to alleviate the grading between lots. There is a 4’-5’ slope gradient in lots 8-13 and then it flattens out beyond that. There is a minimum of 20’ between lots and not the originally proposed 16’. The Board all agreed that this is a much better plan. Eric stated our main concern was the grading between the houses and the staggered side setbacks that were previously proposed. The setbacks have now been addressed by the loss of a lot. Mr. Steehler stated that he hoped to have the grading and topo plans by Friday.

Discussions:

331 Whitney Road – South side – Michael Drew owner.

Eric stated that this residential property is just south of Oak Hill Terrace and from time to time we get fill permit applications to fill in portions of their property to make them more usable. Mr. Drew wants to fill a 75’ long 30’ wide and 10’ deep piece of his property. This is steep slope LDD. His intention is to have access to that side of his property as there is “erosion in the valley”. Eric indicated that doing this will not solve anything. Eric further stated that there has been fill done already without any approvals and there is easy access for a lawnmower, walking trails etc. The DPW has denied the application as you cannot fill in steep slope LDD beyond the 200 cubic yards of administrative approval fill that the Town is allowed to give people. What he wants is about 800 cubic yards and the Town feels it doesn’t serve any purpose. There is no

substantial erosion that he will be fixing as part of the fill operation. He has access to it as it is wide and stable enough to get across it and enjoy that portion of his property.

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

Janders Run Subdivision - See above discussion.

Perinton Hills Apartments – The Board having no additional comments or concerns will reaffirm their prior SEQR recommendation.

Planning Board report – 8-6-14 - Barb Wagner and Dave Belaskas attended.

Stonefield Reserve – 61 Fishers Road – The comments and concerns from the CB, Town Engineer, DPW, neighbors and Planning Board were discussed at great length. The main issues discussed are:

Steep slope – 40’ height, highly erosive soils, stream at toe, septic at top.

stormwater ,anagement – more details needed.

septic systems – lack of treatment before reaching stream.

more trees should be saved and show on plans.

with current layout and septic systems, development is very dense.

site would be served better with sanitary sewer, both from marketing perspective and environmental protection considering soils and slope.

balance of sidewalk contribution will be due.

The application to discuss consideration of Stonefield Reserve was deferred until satisfaction of DPW

geotechnical report for lots 4 and 5 be completed to determine feasibility

stormwater management plan to satisfaction of Town Engineer.

work with Town to evaluate bringing in sanitary sewer.

re-evaluate plan – make more similar to concept, including saving as many mature trees as possible.

Magnolia Manor – Sixth request for 90 day extension for section 4 needed because developer has been waiting to close out a couple letters of credit. Expected to move forward the end of September. Town now permits unlimited number of extension requests.

Zoning Board – Ken has reviewed the applications and there are no environmental concerns.

584 Whitney Road – SUP – Dave will review the file and report back on it.

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

Respectfully Submitted,

Joan Cannon, Secretary