

Minutes of the Town of Perinton
Conservation Board Minutes of

September 30, 2014

Present:

Ken Rainis, Chairman
Chris Fredette
John Minichiello
Dave Belaskas
Barb Wagner
Andy Rodman
Rob Kozarits, Town Engineer
Joan Cannon, Secretary

Conservation Board Meeting of 9-16-2014 – cancelled.

The Conservation Board Minutes of 9-2-14 were approved.

Planning Board Meeting of 10-1-14 - Dave Belaskas to attend.

584 Whitney Road West – Antonelli Mini Storage – modification of previously approved site plan requesting preliminary and final site plan approval to modify previously approved site plan. The applicant is adding handicapped parking and 15 parking spaces. Rob stated that their ultimate goal is to complete the mini-storage area with two half units which was previously approved in 2003. At the time of the first overall approval the Town wanted them to do something with the existing building to create a light business use or type of facility that would lend itself to the mixed use commercial area. The Town also wanted the landscaping improved and the facade updated. Also, all of the construction equipment is to be moved to behind the building. Once that is done, the Town will approve the application. They are now proposing a separate little driveway off the existing paved driveway. The additional 15 parking spaces will service the existing building. Rob stated they have walked the pond area and the pond does not need to be readjusted. The main concern is how well they have addressed all the Town Board conditions. If a variance is needed, the planning board should be able to issue it. An updated SEQR will be prepared for the Karate Studio.

Planning Board Meeting of 10-15-14

Janders Run Subdivision – requesting concept, preliminary and final subdivision approval under Section 278 of Town Law for a 17 lot single family subdivision on approximately 10 acres of land with approximately 2.76 acres of land to be dedicated to the Town of Perinton. Andy noted that at the site committee meeting in February, he felt that they needed to start from scratch. Rob indicated that at the last CB meeting the slope issue in between the side yards with only 16’ between structures had been addressed by eliminating one house. The slope of the road is 8% and a 1:3 slope in back and all that resulted in 2’-3’ grade change in a short distance. Now, there is a 1:5 slope and 20’ between buildings. However, the main concern that they didn’t address was that they didn’t get concept approval for a section 278. Until they do that, the PB

can't move forward to preliminary. Rob stated the PB feels the cluster development fits the land use better than a conventional plan. The applicant is providing about three acres of conservation area. It will connect a trail to Town land and the Town will accept dedication of it. Clustering allows for a shorter roadway which makes the infrastructure much less. They will be patio homes and meant to be offered to people without children which in turn will lessen the impact on the school system.

Regarding the infiltration basin, Rob stated the applicant dug some infiltration test pits. The original pond was cutting 7' from the existing ground to the bottom of where the infiltration was going to take place and the DPW had serious doubts about infiltration. The water sat for 24 hours and it did not infiltrate which meant they were at ground water elevation. Because of that they moved it uphill and it's a much shallower but wider pond and is using 1' of infiltration area. In redoing the tests, they are getting between 12" and 20" per hour. None of this data was available at the last PB meeting. If for any reason the infiltration fails, the Town will have a mechanism in there that will correct it.

John still questioned the hydrology and the impact on drained vs. un-drained soils and whether the berm might fail. He asked if this was considered a drumlin and if the deposit they found is a remnant of glacial melt water. In many cases, this would be a perched situation. There might be some capacity for the water to flow horizontally but once it gets full it just dead ends. It goes up instead of down. John wants to see the extent of that deposit. Also, the trolley bed might intersect whatever deposit is there and act as a barrier. Quite a bit of water comes down that hill and used to end up going into the drainage ditch eventually underneath the road and exiting and end up in the drainage way on the other side of the trolley bed.

After reviewing the new plans the Board has several questions and a letter will be prepared and sent to the applicant requesting additional information on the gravel layer; logs for the explorations completed; conditions of the watershed and hydrology etc.

Rene's Café - 617 Whitney Road – requesting preliminary and final site approval for renovations to existing building and site modifications. Rob stated the middle section was slip shod construction and he wants to demo it and build something new in between. In doing so he can create a pedestrian accessible route from the parking area in back. This will be repaved and restriped to the restaurant access. They will retain the access in front and give it a face lift. The driveway on the east would be closed down. They want to put handicapped parking in front but there are sight distance concerns when pulling out onto O'Connor Road. Also, the County does not like people backing out onto Whitney Road. We prefer one handicapped space in front parallel to Whitney Road and one in back. It is also an opportunity to clean up the front and make it more appealing. They are adding site lighting on the rear of the property for the parking area. The water is draining generally toward the CSX railroad tracks. Andy noted that people park across Whitney Road and go in the front entrance. Apparently they have permission to park across O'Connor Road (607 Whitney Road) and we have asked them to show us an agreement. They need 23 parking spaces and they have 18 spaces. There was a discussion regarding a sidewalk and the County striping Whitney Road in front of the Café as a safety factor. Dave will prepare a SEQR recommendation.

Zoning Board of Appeals

Chris reported that the CED recommended denial regarding the application for a SUP at 1 Park Forest Drive for an oversized RV. The applicant has since withdrawn his request.

Site Review Report-9-10-14 - Ken Malcho – Mobil Gas Station. Andy reported that the owner wants to replace the car wash with a newer design car wash that reduces car wash time from six minutes to 1.5 minutes. The car wash would have two lanes for stacking. Site use to stay the same – gas pumps, car wash, convenience store, Dunkin Donuts. The following topics were discussed:

Town Board has expressed concerns that the overall traffic patterns on site are very busy.

Any plan must demonstrate improvement in traffic flow/safety.

Plan shows reduction in green space from 34% to 28% - what benefit does the reduction in green space provide?

Second lane for car wash reduces green space and does not improve underlying issue with traffic issues on site.

Plan shows large retaining wall to be built to accommodate second row for car wash.

Remove pump island closest to the car wash to improve traffic flow on east side of site.

Move entrance on Mosley Road north towards Route 31. This would cut down cross traffic through site. Would need DOT approval.

Discussions:

Barb brought up the matter of this Board always sending two people to attend the Planning Board Meetings. Traditionally that's the way it's always been done. However, now there are cell phones and the fact that many things can be covered through E-Mail. We now have established the practice of having the SEQR prepared ahead of time so that it can be presented at the meeting. She wondered if we really need two people at most meetings. Rather than assuming that the two people who are assigned to the meeting, have whoever is listed first attend the meeting with the second as backup. If it's a particularly complicated application, then both assigned people can attend. Chris suggested that the two people, who are assigned, work it out between them who should attend. Or, if someone else who is more familiar with the application volunteers to go, that will also work. The Board agreed that one person attending the meeting is a good idea unless two are warranted.

Easements – Eagle Vale has not been received to date.

There being no further business before the Board, the meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Joan Cannon, Secretary