

Minutes of the Town of Perinton
Conservation Board Meeting of

October 1, 2013

Present:

Ken Rainis
Chris Fredette
Dave Belaskas
Bob Salmon

Absent:

John Minichiello
Jerry Leone
Barb Wagner
Andy Rodman
Joan Cannon, Secretary

Note: The Planning Board Meeting of 10-2-13 has been cancelled.

Planning Board Report Meeting of 9-18-13 – Dave Belaskas and Barb Wagner attended.

575 Thayer Road – requesting preliminary and final site plan approval for garage addition, removal of existing deck on the north side of the existing garage, and deck addition along the west wall of new construction in a residential sensitive district. The owner presented the application and stated the existing garage is nominally a two-car structure, but is inadequate. He also stated he would be willing to extend a silt fence around the area of disturbance. The CB asked about the retaining wall and fill and the owner stated the purpose is to preserve a large maple and required fill will be minimal. Mike Doser stated the code has recently been revised to permit larger garages. This lot is large and can accommodate the requested structure. This is a Type 2 action and no SEQR determination is required. Preliminary and final approval was granted with the following conditions. Satisfaction of DPW; front setback to be clarified per CED comments; applicant to receive required variance; addition of silt fence per CB request enclosing construction site.

Be Walters Retail Development – Pittsford Victor Road – requesting preliminary and final site plan approval for the conversion of the single family residence at 721 Pittsford Victor Road to office space, the existing Subway Building to remain unchanged, the church building to be lowered with a rear addition to facilitate handicap access to the building, construction of a 2,577 sq.ft. restaurant facility with a pick up window and seasonal outdoor seating area for 9 patrons, construction of a 2,740 sq.ft. restaurant facility with a seasonal outdoor seating area for 14 patrons.

Ed Parrone stated that final site plan was approved in 2006 but market conditions hampered construction. They are now ready to re-start. A proposal for an underground storm chamber was abandoned due to cost and are now using a traditional stormwater pond. Parking is sufficient assuming only one restaurant as currently planned. Ms. Walters' intent is to get approval all in one phase in order to get tenants needed for bank financing. The Conservation Board stated that the stormwater pond and alterations to the church are beneficial changes to the original (approved) project. This is an unlisted SEQR action and needs a sidewalk contribution, and HAC approval. An increase in parking requirements would trigger new site plan approval. The owner of the Subway Shop stated they are presently the only active business on site. Subway does not own their building but rents 1/3 of the building. Currently has a one way entrance which appears to be eliminated along with added landscaping that will obscure his shop. He would like to keep his existing access, sign in back for people parking there and space for outdoor seating. The applicant stated that DOT would not accept continuing existing in/out loop. The applicant is open to working on additional outdoor seating. PB reminded the Subway owner that he can apply for a second sign. CED explains the Town's goal is creating more community space, including outdoor dining.

The PB may need to tweak sign code for this type of situation. Advantages of planning for one larger parcel over many smaller ones for stormwater, etc. Discussed concerns regarding retaining wall and Subway access.

The Conservation Board recommended a negative SEQR declaration based on the following:

The project plans include the necessary erosion control and storm water management measures;
Stormwater is being managed with a pond located outside the wetland buffer area;
There is some minimal grading in the wetland buffer that is being managed in accordance with a DEC permit;
The project is a redevelopment and includes the reuse and rehabilitation of an existing church; and
The improvements are consistent with the development in the neighborhood.
The SEQR recommendation was accepted

Preliminary site was granted subject to the following conditions:

Satisfaction of DPW

Architectural elevations for building 1 and 2 to be approved at a later date

All lots to be combined into one

Signs not included in approval

Correct parking lot calculations to conform w/Town's

Drawings to show Bldg 2 as commercial (not restaurant)

HAC approval, ZBA approval if needed

Retaining wall to be 8'

Maximum light fixture height = 16'

Eliminate grease interceptor in Bldg 2

Work w/Subway on additional outside seating and additional sign

Preliminary approval granted, TC abstaining. Final is deferred to address conditions, work with other boards and Subway.

Tom Wahl's – Fairport – 1333 Fairport Road – Bill Gray's Inc., owner of property at 1333 Fairport Road requesting preliminary and final site plan approval for cosmetic renovations, signage, addition of center entrance and vestibule and an exterior patio for seasonal outdoor dining. Dan Gray stated they are trying to brand as Tom Wahl's instead of "former McDonalds"; connect outdoor seating to local pedestrian/bike traffic coming from the Town park. The CB supports outdoor seating/pedestrian friendly design and new façade. PB generally supportive, particularly of the two points raised by CB. Questions on exact colors, height of tower, two signs instead of one.

The CB recommended a negative SEQR determination based on the following:

The project is consistent with the Fairport Road sub area plan with increased access to pedestrian traffic;

The outside dining will be an amenity to the area; and

This project does not impact the watershed area.

The SEQR recommendation was accepted

Preliminary and Final including building mounted sign was approved subject to the following conditions;

Satisfaction of DPW

Satisfaction of CED

Final plan include extension of internal sidewalk to street sidewalk

Obtain variance for sign.

PB Discussion item:

Recommendation to Town Board – Special Use Permit – CVS Pharmacy – 1304 Fairport Road

The Town of Perinton Conservation Board is preparing their recommendation to the Town Board. The Board is generally in favor of the application as it is a redevelopment project and will provide a focal point to the Fairport Road Corridor. Issues to be addressed during site plan review include watershed management, wetlands and LDD, landscaping, lighting and environmental remediation.

Zoning Board Report – Chris Fredette and Bob Salmon attended. There were six applications on the agenda. One was withdrawn (Felton, 433 Garnsey Road); three were approved, (Lloyd, 575 Thayer Road; Alliance, 1341 Fairport Road; Carozza, 22 Beauclair Lane). The Cunniffe application at 40 East Point Road was carried over to next month's meeting. The Dustman application, 26 Peachtree Lane will return at a later date.

Conservation Easements: There are 12 easements that are up for renewal. They were distributed as follows:

Chris Fredette- Maneen, 815 Furman Road (2 easements)
Osborne, Furman Road (5 easements).
Hilton, Furman Road (2 easements).

Dave Belaskas- Shelhamer, 142 Loud Road (1 easement)
Wohlrab, 719 Thayer Road (1 easement)

Bob Salmon - Long, Pannell Road – (1 easement)

There being no further business before the Board, the meeting adjourned at 8:46 p.m.

Respectfully Submitted,

Joan Cannon, Secretary