

Minutes of the Town of Perinton
Conservation Board Meeting of

October 14, 2014

Present:

Ken Rainis, Chairman
Chris Fredette
Dave Belaskas
Barb Wagner
Andy Rodman
Mike Doser, CED
Ron Kozarits, Town Engineer
Joan Cannon, Secretary

Absent:

John Minichiello
Jerry Leone

Others Present:

Robert Steehler – Janders Run

Town of Perinton – Phase II, Mixed Use rezoning of 33 properties on Fairport Road. Mike Doser stated that the rezoning area includes the Kia Auto Dealership/Landers Car Wash all the way to the AMF Bowling Center. The only property left out of the rezoning is Qualitrol as it's the only functional industrial property on Fairport Road. To date, the Town has relocated O'Connor Road and added a concrete sidewalk along Fairport Road. The 7-11 store and Friendly's has been demolished and CVS is under construction. The Hess Station was demolished last year and the vehicles have been removed from the Hoselton site at Fairport Road and Jefferson Avenue. The reason for the rezoning is that the current zoning is commercial and is undersized needing variances if they ever wanted to come in for site plan approval. This has been planned for at least 15 years and covered in the 2000 comprehensive plan and various other guidelines. The Town wants this to be a proper gateway leading into the Village and then into the Town.

Mike further explained in detail the proposed Chapter 43 Mixed-Use District to the Board Members which included the intent of the district together with the uses and restrictions. All of the studies that have been done have identified Fairport Road as an area most suited for mixed use.

The Board will prepare a recommendation to the Town Board after reviewing what has been presented tonight.

Janders Run Subdivision - property located approximately 200' south of Pebble Hill Road and Ledgemont Drive 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.

John (via E-Mail) asked if the elevation of the clay layer increases to the north, will the water in the permeable soil drain to the south or west and away from the house. Bob replied that the infiltration basin was originally located about 30' west of where it's shown now. However after doing more infiltration tests, at an elevation of about 502' we did not get infiltration. We decided that if we get a shallower infiltration basin and move it up the hill we would be able to utilize the gravel layer which is about 5' thick. After doing new infiltration tests about 30' to the east, we got a 12" per hour infiltration rate. We believe we will be able to construct a pond. A few hundred feet away from the house on Pebble Hill Road the drainage goes more west than north which will allow it to permeate the gravel layer into the swale and the system to the west of the trail rather than north. If we do not get infiltration into the gravel layer it is designed to function with a standard retention pond. Rob stated that the DPW is comfortable with the new design. Because the CB has fielded the parcel, met with the applicant and has reviewed the drawings and supporting documentation for this project, they can recommend a negative SEQR determination based on the following findings:

The current plan has reduced the number of lots in the subdivision which provides the following benefits:

Reduces density of the development

Increases side setbacks for houses from lot lines

The use of cluster zoning in this development leaves substantial land area to be devoted to open space.

Developer will deed to Town of Perinton approximately three acres of land some of which will be used as a walking access to the RS & E Trail.

Drainage is sufficient for topographical features of the development

Stormwater will be managed and treated by means of an onsite infiltration basin. Infiltration tests were completed that demonstrate the site has the capacity for infiltration and will not affect neighboring properties. The infiltration basin can function as a detention pond in the event there is clogging of the drainage layer. An underdrain layer will be installed to allow for draining of the infiltration basin.

Discussions:

The Conservation Board Minutes of 9-30-14 were approved as corrected.

Planning Board Report of 10-1-14 – Dave Belaskas attended.

584 Whitney Road West – Antonelli Mini Storage – requesting preliminary and final site plan approval to modify previously approved site plan.

The CB recommended a Negative Declaration of SEQR based on the following findings:

The building is a re use of an existing building.

The use is consistent with the current zoning and Master Plan.

The existing storm water management system has been sized to accommodate the proposed improvements to the site.

Preliminary and Final site plan approval was granted subject to the following conditions:

Satisfaction of any remaining concerns of the DPW.

As to memo from DPW to Planning Board dated 9-26-14, CED comment #2 shall not be required and shall revert to original approval from Planning Board dated 10-20-2010- condition #10 which is as follows: Applicant will not be able to obtain a building permit for the 5th and 6th mini-warehouse building, unless they have already applied for a building permit for the renovations to the existing building at the same time or previously.

Applicant shall show on the final plans submitted for signature the Special Use Permit for the allowance of martial arts studio, the date granted (9-10-14) and the conditions of approval by the Town Board which are as follows: The structure is to feature an siding, green fabric awnings, red/tan/brownstone/brick veneer base, and a peaked parapet as shown on the “proposed front elevation” submitted and dated July 7, 2014. The remaining south, east and west elevations are to match the main front façade with a siding; red/tan/brown stone/brick veneer base and a peaked decorative parapet. The area between the gravel and asphalt parking areas to be separated by some type of landscaped feature/island that will soften the transition between the two surfaces. All construction equipment is to be hidden from street view and behind the building.

All of the conditions of the Town Board Special Use Permit dated 9-20-14 shall apply to this approval.

Applicant shall show on the final plans submitted for signature, the capability to provide 25 parking spots, although only 15 shall be constructed and 10 will be banked.

Applicants shall show on the final plans submitted for signature, the sidewalk easements to the Town along the frontage along Whitney Road.

Applicant shall construct a sidewalk along the full length of the parking lot between the parking spaces and the existing building.

Planning Board Meeting of 10-15-14 – Chris Fredette and Dave Belaskas to attend.

Janders Run Subdivision- Requesting concept, preliminary and final subdivision approval under Section 278 of Town Law. See above discussion.

Rene’s Café – 617 Whitney Road - Requesting preliminary and final site plan approval for renovations to existing building and site modifications. The Board is satisfied with this application. This is a Type II action and a SEQR recommendation is not required.

Conservation Easements –

Foti Easement – Dave stated it is largely a wood lot and a quasi-farming (alpacas) operation. They are asking for a 12-acre farming easement and excluding six acres. Nick Morabito had stated in an earlier memo that a farm in New York State must sell over \$10,000 per year of product but did admit that it is not in our Code and should be in the Code. Dave felt it should be revised as a six acre conservation easement is in no way related to agriculture. Dave has not been able to talk to the applicant but will propose to her that the application be modified to 6-6-6 acres each.

Moose property – Ken said that John Moose bought the property about a year ago and has also put in an offer to buy some adjacent property. The property he currently owns totals 46 acres and he wants to exclude a one acre, seven acre and another one parcel as site locations for a home. He is actively farming corn now and wants the remaining 40 acres for agriculture for 15 years and six acres for conservation. The CB agreed to the request.

Waste Management – Annual Meeting. Ken stated that Waste Management will make their formal presentation on November 18, 2014. The goal is to put all available information on line regarding the work that has been done regarding the nature trails, conservation areas and wetlands. The work on the cell is under control and the odors have been virtually eliminated.

There being no further business before the Board, the meeting adjourned at 9:15.

Respectfully Submitted,

Joan Cannon