

Minutes of the Town of Perinton
Conservation Board Meeting of

November 4, 2014

Present:

Ken Rainis, Chairman
Chris Fredette
John Minichiello
Dave Belaskas
Barb Wagner
Jerry Leone
Andy Rodman
Joan Cannon, Secretary

Others Present:

Glen Thornton, Engineer and
Jeff Seidel – 821 Moseley Road

821 Moseley Road Discussion for a proposed three-lot subdivision.

Jeff Seidel stated the original plan was to connect the upper portion of Water Works Lane to the lower portion of Water Works Lane as it seemed the most logical. After meeting with the DPW we learned that they did not want this to be a thru road from Crow Hill thru to Route 250. After much abstract research was done, it was found that the utilities happen to be under an adjacent parcel which feed to three houses. Unless that homeowner gave us an easement or authorization, we would not be able connect to them. After many discussions with the homeowner we agreed that I would have full access with an easement to the utilities. The engineer developed a road that will come into the property and feed the three lots. It will be a common driveway with a turn-around at the end for emergency vehicles. Glen stated the driveway will be designed to meet all Town standards. We are proposing to subdivide the property which will create three flag lots off of it. The acreage in each parcel (excluding the LDD and panhandle areas), far exceeds the Towns requirement for acreage outside the LDD and panhandle area. Everything they are proposing is compliant with the Towns zoning regulations. The water works area had been graded off at different times and what was left was the steep area between the two graded off areas. Ken stated that those steep slopes are man-made and they are allowed to build roads in it. He suggested that they research it more and then provide a statement supporting the fact those areas are man-made.

We are not impacting any of the neighboring properties or steep slopes around the development. We have reviewed the Villages records of the demolition and cleanup. The soils have been tested (about 15 test holes both deep and shallow) and it is all clean. Jerry asked about the depth of the water main and Glen stated that to the best of his knowledge that water main was abandoned many years ago. If it isn't we can raise or lower to avoid most anything. We believe that everything that's excavated in one area will be reused on site as long as it's decent clean fill. There isn't a lot of topsoil. As to drainage, we are pulling most of the water down toward the common driveway and connecting to the storm sewer. We hope to be on the Planning Board agenda in December.

Discussions:

The Conservation Board Minutes of 10-14-14 were approved as corrected.

Planning Board Meeting of 11-5-14 has been cancelled.

Planning Board Meeting Report- 10-15-14 – Dave Belaskas and Chris Fredette attended.

Janders Run- Received Concept, Preliminary and Final approvals and our SEQR recommendation was accepted and a neg.dec. was approved. The Town Board voted to accept the open space donation (benefit for allowing the 278) on September 4, 2014. Conditions involved setbacks, lot sizes and donation of the open space. Tom Beck told Chris after the meeting, that the DPW will see to it that there is a trail between the former Hewes property on the south and the RS & E trail to the west of Janders Run.

Rene's Café (Quinzi) -671 Whitney Road - Received Preliminary and Final approvals. This is a SEQR II application. Discussion revolved around handicap parking in front (only one space is needed, and modify the location), how this will greatly improve the appearance of the building and surrounds, and need for a directional sign from parking lot in back, to the new door. Conditions include: Place zoning requirements table and zoning variances required on the plans; amount required for sidewalk contribution to be determined.

Planning Board Meeting – 11-19-14 – Andy Rodman scheduled to attend. No agenda except for signs.

Conservation Board Meeting 11-18-14 – The Board will hold its annual Waste Management Review.

Town Wildlife Management Hunting Policy - The CB briefly reviewed the new policy and will invite Stacey Estrich to a meeting.

Easements –

Moose – Furman Road – Ken Rainis – returned

DeLaus- 2120 Whitney Road – Dave Belaskas – returned

Foti/Leonardo – 650 Thayer Road – Dave Belaskas – returned

Eagle Vale – Received 11-4-14 – Dave Belaskas

Sheridan – Wilkinson Road – Jerry Leone – returned

Watts – 300 Bluhm Road – Jerry Leone

Holmes – 2334 Turk Hill Road – Andy Rodman

Woodcliff

8.6 acre development –Aristo - Site Committee Meeting – Jerry Leone attended. Aristo presented a concept plan for the development of 27 patio homes (70' x 43'). This property was originally developed in 1986 for 60 townhouses. Notable aspects of the project include:

The development would involve an HOA.

There does not appear to be any LDD.

The Woodcliff Golf Course borders the development on two sides.

A large stand of trees will be preserved along the northern edge of the property.

Stormwater discharge from the project would be directed to the existing pond along Rt. 96 which DPW advised was sized for the entire Woodcliff development.

Tom Beck raised concerns about biofilter maintenance. Norm Gardner raised a very valid observation with regard to one of the lots being too close to the entrance and visually unattractive.

There being no further business before the Board, the meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Joan Cannon, Secretary