

Minutes of the Town of Perinton
Conservation Board Minutes of
December 2, 2014

Present:

Ken Rainis, Chairman
Chris Fredette
Dave Belaskas
Barb Wagner
Andy Rodman
Ron Kozarits
Joan Cannon, Secretary

Absent:

John Minichiello
Jerry Leone

Others Present:

Adam Freeman, Ken Malcho
650 Moseley Road

Malcho's – 650 Moseley Road – Adam stated that this is an existing car wash on the east side of the property more or less in line with the pump canopy. Ken wants to tear down the old building and erect a new one in the same general location, same front setback and same separation to the pump canopy. This will be a much faster car wash with the new building and new equipment. The entrance will be made narrower on Moseley Road. Right now it is about 60' wide so people just zip in and out. This way they will have to slow down. Chris had a concern with the location of the entrance for ingress and egress. Ken understood her concern but by constricting it and extending the drive thru it provides more of a normal intersection. It will provide a little less confusion and congestion for internal traffic. DOT also has to approve this overall proposal.

Ken Rainis asked about recycling water and Adam stated it does not recycle. Ken also asked how much liquid goes down the drain now. Adam thought it was in the range of 10 gallons per car discharging to a sanitary sewer. Dave suggested they double check fire lanes etc., to make sure they meet current code. Just because it's the same doesn't mean it meets current code. If they don't, they will need a variance. Chris asked about green space as they are at 28% and they need 35%. The Board will need to know if they meet code. Adam wasn't sure if that percentage has been double checked.

Rob indicated that this is an improvement with the entrance configuration changing. He didn't feel there was any appreciable change to the operation. The footprint is basically staying the same and from a drainage standpoint all of the infrastructure is staying the same. The wildcard here is how the State DOT will respond to any access changes.

Ken Rainis asked if water recycling was a function of size or volume. Adam did not know what the threshold was for recycling. Barb stated the percentage is not high with recycling water. Ken Malcho stated they currently do 25,000 and are hoping to double it making us go from 20,000 gallons to 40,000 gallons per month. Adam said they have done one recycling job and the wash water is not recycled but the rinse water is. Dave asked if they needed any permits

from Monroe County and Adam didn't know on the operation end but there is already a connection to the sewer. There wouldn't be a permit on the construction end. Rob said that with a new connection or if there is an upgrade and you want to discharge to the ground water, you have to get a permit. The Board suggested that he verify with the County. The Board needs to see the calculations on the green space and Adam will have them in time for the meeting. Ken noted that water usage is up slightly together with the traffic issue. The benefit is that the site is being redeveloped and better designed. Andy will prepare a SEQR recommendation.

Discussions:

The Conservation Board Minutes of 11-18-14 were approved as corrected.

Planning Board Meeting of 12-3-14 – Dave Belaskas and Jerry Leone to attend.

The Cottages at Woodcliff – requesting concept subdivision approval under Section 278 for 27 single family residential homes on 8.48 acres. Rob indicated there wasn't any LDD but DPW does have concerns regarding the access drive. What we'd like them to do is put a main driveway in but in a more uniform alignment. The houses will stay with their setbacks. All of the offsets were set up intentionally to maximize separation and preserve existing trees and to maximize the separation from the golf course. There is also a concern with the storm sewer system drainage. The perforated pipe is an issue. DPW has asked them to provide calculations for the capacity of the pipes between the new drive and the pond to accommodate the flow from the site; and to make sure the pond as originally designed can accommodate the proposed project. The number of units in this phase as well as all their other phases has typically been less than what was approved in 1986.

VanBortel Ford – 99 Marsh Road – The Board acknowledges this property has a long environmental history. There is a public hearing on December 10, 2014 and Chris will attend. Ken suggested she ask for a history of the remediation on the site. That there are no volatile soils being disturbed and a plan in case they find something. The Board is assuming they are renovating the building and simply making interior and exterior changes. The CB feels that when they are ready, they make an appearance at one of our meetings because of the nature of the site.

There being no further business before the Board, the meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Joan Cannon, Secretary