

**Minutes of the Town of Perinton  
Planning Board Meeting of April 1, 2015**

**Planning Board Members Present**

Mark Anderson, Chairman  
T.C. Lewis  
James P. Brasley  
Kenneth O'Brien  
Sandra Neu

**Absent**

Craig Antonelli  
Norm Gardner

**Conservation Board Members Present**

Ken Rainis  
Jerry Leone

**Town Officials Present**

Thomas Beck, Commissioner, DPW  
Robert Kozarits, Town Engineer  
Michael Doser, Director Code Enforcement & Development (CED)  
Lori Stid, Planning Board Clerk

**Absent**

Robert Place, Town Attorney

Mr. Anderson called the meeting to order at 7:30 pm, introduced the Board and staff present, and explained the procedures. He states that two members are not at tonight's meeting. It will take 4 votes to carry a motion.

Mr. Anderson asked Ms. Stid for proof of publication and proof of Notice of Application Received Sign posting (NOA). Ms. Stid states that proof of publication was given in the Fairport East Rochester Post on 3/26/15 and NOA signage was posted on 3/18/15.

**Pended Application(s):**

**821 Moseley Road – Seidel - 3 Lot subdivision.** Thornton Engineering, as engineer for Jeffrey Seidel, JB Sterling Co., contract vendee of property located at 821 Moseley Road (tax id#180.09-1-1), and owned by Fairport Municipal Comm., requesting final subdivision approval for a 3 lot single family residential subdivision on a 2.846 acre parcel of land.

**Presenter:** Glenn Thornton, Thornton Engineering, LLP  
**Zoned:** Residential A  
(12/17/14 - preliminary granted & final deferred)

Mr. Thornton presented the plans to the board as per letter of intent as shown below.

February 25, 2015

Mr. Michael Doser  
Director, Code Enforcement and Development  
Town of Perinton  
1350 Turk Hill Road  
Fairport, New York 14450-8796



Re: Letter of Intent  
Seidel 3 Lot Subdivision  
821 Moseley Road, Perinton

Dear Mr. Doser:

Thornton Engineering LLP, engineer for the applicant, requests Final Subdivision Approval for the proposed Seidel 3 Lot Subdivision located at 821 Moseley Road. The Preliminary Subdivision Approval, which was granted by the Planning Board on December 17, 2014, included nine conditions which have been resolved as follows.

1. The DPW has reviewed the revised drawings and supplemental requested documents that were provided on February 5, 2015, and has found them acceptable.
2. The subdivision will contain 3 lots.
3. The requested stormwater calculations have been provided.
4. The requested easements have been submitted for Town Attorney review.
5. The requested turnaround has been provided.
6. The access drive has been widened to 20'.
7. The driveway slope has been adjusted.
8. Earthwork calculations have been submitted.
9. The proposed private common driveway maintenance agreement has been submitted for Town Attorney review.

We have enclosed 15 individual packets (original plus 14 copies) containing the following materials comprising the Planning Board Application for Final Subdivision Approval.

1. Letter of Intent
2. Subdivision Map
3. Revised Site Plan drawings S-1 Site/Utility Plan, S-2 Grading, Drainage, and Soil Erosion/Sediment Control Plan, S-3 Miscellaneous Details, and S-4 Miscellaneous Details

We understand that re-advertising fees in the amount of \$200.00 have already been submitted on behalf of this application. We request that this application be included on the April 1, 2015 Planning Board meeting agenda. Thank you.

Sincerely,

THORNTON ENGINEERING LLP

Glenn F. Thornton, P.E.  
Partner

cc: Jeffrey Seidel

He states that preliminary approval was granted on 12/17/14 as follows:

The Planning Board granted preliminary subdivision approval for a 3 lot single family residential subdivision on a 2.846 acre parcel of land, for plans received by the Town on 11/14/14, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. There shall be a maximum of three lots.
3. Applicant shall provide stormwater calculations as requested by the DPW to the satisfaction of the Town Engineer and the Commission of Public Works.
4. Applicant shall provide proper easements to the satisfaction of the Town Attorney for access, utilities, driveway maintenance and driveway snow removal.
5. Applicant shall provide a hammerhead turnaround for fire apparatus access.
6. The access drive shall be widened to 20'.
7. The applicant shall review the proposed grading, especially at the exit of the access drive out onto the intersection of Waterworks Lane and Crow Hill Drive; perhaps lowering the slope at that access point and also the entire overall access drive.
8. Applicant shall provide earthworks calculations.
9. Applicant shall provide information to the satisfaction of the Town Attorney for proposed language for maintenance of the private road.

The Planning Board deferred final subdivision approval for a 3 lot single family residential subdivision on a 2.846 acre parcel of land, for plans received by the Town on 11/14/14, subject to the following conditions:

1. until such time as the conditions of preliminary approval are satisfied.

He states that they addressed those conditions of approval with this second submittal. They have been working with the DPW and their attorney to work with the Town attorney to establish the required easements and driveway maintenance agreement. He acknowledges receipt of DPW comments on 3/27/15.

Mr. Anderson asked for questions or comments from the Conservation Board. Mr. Rainis states that their concerns have been resolved and they are prepared to go forward.

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that CED issued comments as follows:

**CED Comments:**

1. Subdivision is in a Residential A zoning district, which is suitable for detached single-family homes.
2. Fire apparatus access turnaround and driveway width meets criteria of New York State Fire Code.

Mr. Anderson asked for questions or comments from DPW. Mr. Kozarits states that DPW issued comments as follows:

**DPW Comments:**

1. Relocate cleanout on each Lot's storm lateral to the proposed easement line.
2. The storm lateral for Lot 3 should connect to the storm sewer main west of the proposed catch basin.
3. Easements for this development should be as follows:
  - a. Sanitary Sewer: Existing sanitary sewer easement to remain. No additional easements needed.
  - b. Storm Sewer: At the end of Waterworks Lane, a new 30' wide storm sewer easement should extend approximately 10' east of existing storm manhole. The Town is not in favor of securing a 60' wide easement on the O'Shaughnessy property as currently depicted on the plans.
  - c. Access and Storm Sewer Easement (Lots 1 – 3): An access and storm sewer easement shall be provided to the Town for Lots 1, 2 and 3 using standard easement language to be provided by DPW. The Town will only be responsible for maintenance of underground features (i.e. catch basins and pipe). Surface drainage features (i.e. swales) will be the responsibility of the each property owner.
  - d. Cross Lot Access Easements: Ingress/egress easements for the individual lots shall be prepared. DPW and Town attorney will work with applicant to finalize this.
4. The proposed sanitary lateral from Lot 1 is proposed to be installed in an approximate 4' gap between an existing storm and sanitary manhole. Revise lateral to tie into the sanitary sewer 5' east of sanitary manhole.
5. Add a note to the plans that states the proposed storm sewer connection to storm MH 1 shall be performed by core boring.
6. Remove the typical storm sewer lateral connection detail from drawing S-4.

He thanks the applicant for addressing their concerns. There are a couple of easement items to work out, but they are prepared to move forward.

Mr. Anderson asked for questions or comments from Mr. Beck and there were none.

Mr. Anderson states that this is a good infill project that is building on existing infrastructure. The Town Attorney is working with the applicant's attorney on the proposed common driveway maintenance agreement and the proposed easements, and any approval should be subject to Town Attorney review and approval. He is prepared to go forward.

Mr. Lewis is prepared to go forward.

Mr. Brasley thanks the applicant for making all of the changes as requested from preliminary approval and he is prepared to go forward.

Mr. O'Brien is prepared to go forward.

Ms. Neu is prepared to go forward.

Mr. Anderson asked for questions or comments from the audience.

Dave Schaeffer, 29 Chablis Drive states that this property to the south abuts the Town land known as the Garnsey Road arboretum, which is a fairly large parcel of open space. In the past, people used to get to that open space by trespassing over the Perkins Swim Club or the municipal property. The Garnsey Road arboretum current has four different points of access; to/from Black Watch (narrow 10' wide easements) between the houses, there are two from Wincanton, which are large, and then there is the main access on Garnsey Road which allows parking for a couple of cars. With the development of this project, this will forever close having access to the park for people who live in Knollwood apartments and the subdivision to the north. He feels it would be a good idea if this developer would be willing to grant a 10' wide easement between the Arboretum property and Waterworks Lane so that people don't trespass. He realizes that this is late to bring this up. He shows the Board a map of the area.

Mr. Anderson asks Mr. Thornton if any discussion has occurred with the developer regarding this. Mr. Thornton states it has not, and unfortunately Mr. Seidel is not here this evening. Mr. Anderson states that the Board could ask the applicant to consider this as an option perhaps. Mr. O'Brien states this property abuts two parcels (the other - Sam Messer) Mr. Anderson states that there are steep slopes and he is not sure if a trail is viable. Mr. Kozarits states that both Messer and Seidel property would have a challenge as there is a 30' grade change in elevation in a relatively short distance.

Pete Comerford, 53 Waterworks Lane, feels this is a good use of the land. He has concern with the portion of Water Works Lane that runs from Moseley Road to the parcel, which currently has an easement to this parcel. At the December 17 meeting, it was verified that ingress/egress to this property would be to the west to Crow Hill. He is concerned about construction vehicles in the interim. There are construction vehicles that have already been up there and have tried to back down a tractor trailer into Moseley Road. He would like construction vehicles to be directed to the proper area (by signage). Mr. Anderson agrees. Mr. Beck states that the DPW will address this with the developer. He states that he understands that the name of the subdivision has been changed to the Seidel subdivision, but wonders what the address will be. If it is 821 Moseley Road, people will try to come in off of Moseley Road. Mr. Doser states that it could be either Waterworks or Crow Hill. Mr. Comerford states that if it is Waterworks, everyone will come up Moseley looking for it and there won't be any access to that lot. Mr. Anderson agrees. Mr. Beck states that it could be Crow Hill or the developer could name the private drive something else. Mr. Comerford is concerned with cut through vehicles and feels that there should be some sort of barrier between the turn-around and the existing Waterworks. People will drive over, under, around and through whatever is there to try to access Moseley Road which is why the gate was put in. He feels that perhaps a berm with bushes or signage would be helpful. Mr. Thornton states that they could also probably have a private road sign at the beginning. Mr. Comerford states that there has been reference to the easement down Waterworks being abandoned, and wonders when that will happen. Mr. Thornton states that will happen as soon as the subdivision map is filed. Mr. Thornton states that easement was to the Village of Fairport. Mr. Anderson states that the plans will not be signed until the Town Attorney is satisfied that the easements are satisfied. Mr. Comerford states that easement runs across his parcel and he would like to be notified when that easement is abandoned. He agrees with Mr. Schaeffer, that when the fence comes down that is surrounding the Waterworks property, people will go through there and a 30' grade change won't stop them. He feels this should be addressed. Mr. Lewis inquires if the chain-link fence can remain. Mr. Anderson states that he feels it should be a condition of approval that the applicant work with the Town to identify potential trail easement to the Town. Mr. Beck states that the DPW will discuss this with both property owners.

Mr. Anderson states that on 12/17/14, a Negative Declaration SEQR determination was granted and park fund contribution was determined.

Mr. Brasley made a motion to grant final subdivision approval for a 3 lot single family residential subdivision on a 2.846 acre parcel of land for plans received by the Town on 2/25/15, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. All easements associated with this property be finalized to the satisfaction of the Town Attorney.
3. Applicant shall work with the DPW to ensure that all construction vehicles associated with this subdivision use the public roads to access this parcel and not the private portion of Waterworks Lane.
4. Applicant shall work with the Town to consider the possibility of an access easement from the public portion of Waterworks Lane to the Town arboretum property.
5. Due to potential confusion between the public Waterworks Lane and the private drive Waterworks Lane, the property address given to the homes in this subdivision shall not be assigned an address of Waterworks Lane; it should be either Crow Hill Drive or some other new private drive street name.

Mr. O'Brien seconds the motion.

Motion carries 5 – 0.

**The Summit at Woodcliff – (f/k/a The Cottages at Woodcliff)** BME Associates, as agent for Aristo Properties, for property owned by Woodcliff Hill Company, LLC and located at Woodcliff Drive, (tax id #'s 193.02-3-6 & 193.02-3-7) requesting preliminary and final subdivision approval under Section 278 of Town Law for 27 single family residential homes on approximately 8.59 acres.

**Presenter:** BME Associates, Martin Janda  
**Zoned:** Townhomes  
(concept granted 12/3/14)  
(preliminary and final deferred 3/4/15)

Mr. Janda is present with Stacey Haralambides, Aristo Development and Rebecca Glitch, BME.

He states that on 3/4/15, the Planning Board deferred decision for preliminary and final subdivision approval under Section 278 of Town Law for 27 single family residential homes on approximately 8.59 acres for plans received by the Town on 1/30/15 until such time as:

1. The concerns that have been identified by the DPW have been addressed
2. Applicant to address concerns regarding the road grade at the intersection of Woodcliff Drive,
3. Applicant to address concerns regarding the driveway grades of Lots 23 through 27 to meet the Town Code of about 4%.
4. Applicant to address the concerns regarding the turn-around plans in such a way that they are more functional. This may be addressed at the discretion of the applicant by removing lots or not.
5. Applicant to address the concerns regarding setbacks; with the understanding that the goal is to be 15' separation between buildings, and if there are sections less than that they are to be identified on the plans and the Planning Board will review at that time.

He presents the plans to the Board as per letter of intent and responses to DPW comments as shown below:

# BME | ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

March 18, 2015

Planning Board  
Town of Perinton  
1350 Turk Hill Road  
Fairport, NY 14450



**Re: The Summit at Woodcliff 2429**  
**(Formerly The Cottages at Woodcliff - Woodcliff Drive)**

Dear Board Members:

Your comments from the March 4, 2015 Planning Board meeting are addressed as follows:

1. The concerns that have been identified by the DPW have been addressed

**We met with the DPW and provided revised plans to them to address their comments. The final revised plans were submitted to you with this letter for your review and approval consideration at your April 1, 2015 Planning Board meeting.**

2. Applicant to address concerns regarding the road grade at the intersection of Woodcliff Drive.

**The road grade has been revised per our agreement with the DPW.**

3. Applicant to address concerns regarding the driveway grade of Lots 23 through 27 to meet the Town Code of about 4%

**The driveways grades have been revised to meet the Town Code requirements.**

4. Applicant to address the concerns regarding the turn-around plans in such a way that they are more functional. This may be addressed at the discretion of the applicant by removing lots or not

**The turnarounds were moved towards the property boundary to avoid conflict with existing driveways. This was also coordinated with the DPW.**

5. Applicant to address the concerns regarding setbacks; with the understanding that the goal is to be 15' separation between buildings, and if there are sections less than that they are to be identified on the plans and the Planning Board will review at that time.

**The building separation will be 15' in most instances. The applicant requests that lots 2, 5, 6, 10, 13, 18, 20-26 will have the option of 13', if necessary, to allow for bump outs like bay windows, etc.**

We are requesting preliminary and final subdivision approval at your April 1, 2015 meeting as we feel that all the outstanding comments have been addressed.

Please contact our office if you have any questions or require any additional information.

Sincerely,  
BME ASSOCIATES

A handwritten signature in black ink, appearing to read "Rebecca R. Glitch".

Rebecca R. Glitch

/RRG

c: Stacey Haralambides; Aristo Properties

**BME** | ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

March 18, 2015

Town of Perinton DPW  
100 Cobbs Lane  
Fairport, NY 14450



Attn: Thomas C. Beck, Commissioner of Public Works

**Re: The Summit at Woodcliff  
Response to Comments**

**2429**

Dear Tom:

We have reviewed your Engineering and Planning comments for the above-referenced project in a letter dated February 25, 2015. On behalf of the developer, we offer the following responses for the Planning Board's consideration:

**DPW Comments:**

1. DPW is concerned with access to rear properties with proposed side setbacks. Is the intent of private homeownership to be similar to the other communities within Woodcliff? If so, the homeowner would only own the land the building footprint is on, while the remaining land would be owned and maintained by a Home Owners Association (HOA).

**The plans were revised per the DPW direction. The area around building footprints will be owned by HOA.**

2. Several driveways on the east side of Summit Hill Drive appear to be 8% or more with no level area between the gutter and garage pad. DPW recommends an area of one car length with 4% or less slope adjacent to all garages.

**The driveways have been revised to meet Town Code as requested.**

3. DPW is working with applicant's engineer to modify sanitary, storm and watermain alignment and sewer depths to reduce lateral conflicts and improve ease of future maintenance.

**The revised plans reflect that the utility layout has been adjusted, and approved by your department and sent to you for review.**

4. Buildings on lots 8 and 17 appear to be within the turnaround area.

**We met with your department and revised turnarounds to be along the property boundary and away from proposed driveways.**

5. DPW concurs with the calculations provided that shows the existing pipes that convey flow from the development to the existing pond have adequate capacity.

**Acknowledged.**

6. DPW concurs that the existing pond capacity should theoretically be adequate since the proposed 27 single family homes are conveying less impervious area runoff to the pond than the 60 townhomes originally approved. However, the developer needs to confirm that the pond capacity has not been reduced from the original design by verifying the actual pond depth with field measurement. This will also help justify the water quality volume calculations provided in the SWPPP.

**We will verify the depth of the pond with your department when the weather permits.**

7. Provide a typical lot section to clarify the intent of the Grading Notes 4 thru 8.

**A typical lot section has been provided on the Note Sheet.**

8. Specify that proposed gutter inlets near Sta 1+85± are to be Perinton Flair Special Inlets since the road slope is steeper than 6%.

**The gutter inlets have been labeled as Perinton Flair Special Inlets.**

9. Subdivision plat should provide an Access & Utility Easement to the Town of a width that covers only the access road and outermost utility trench. It should not have the same limits as the overall HOA lands.

**The subdivision plat has been revised to show an Access & Utility Easement to the Town of Perinton as you specified.**

10. Utility easement UE-4 should be conveyed to the Town prior to proposed land transfer to Wide Water Group.

**Acknowledged.**

11. On the road profile, the private drive approach to Woodcliff Drive should have an area approximately 100' long with a 3% slope before transitioning to the 10% slope.

**The revised road profile has been adjusted as requested, and reviewed and approved by your department.**

12. All down spout conductors shall connect to storm sewer main and not to rear yard drainage pipes.

**The lateral plan has been revised to show all downspout conductors connected to the storm sewer mains.**

13. Drainage inlets and storm sewers located in the rear of lots 1-3, 9-10 and 21-27 shall be privately owned and maintained by the HOA.

**The storm sewers located in the rear of lots 1-3, 9-10, and 21-27 will be privately owned and maintained by the HOA.**

14. DPW recommends that rear lot catch basins be constructed with poured inverts to help keep debris from accumulating.

**Acknowledged.**

15. Under the Site Preparation Construction Sequence Notes, add "Prior to start of clearing and grubbing operations, clearing limits behind Lots 17 thru 27 are to be field delineated and reviewed by the engineer, DPW and contractor. Once the limits are verified, the contractor shall install orange construction fence along the entire clearing limit."

**The note has been added to the grading notes, as requested.**

16. Install handicap sidewalk detectable warning delineators on the new sidewalk ramps from Summit Hill Drive to Woodcliff Drive. Sidewalk replacement limits should be extended to ensure sidewalk on the approach to Summit Hill Drive does not exceed 5% or the slope of Woodcliff Drive (whichever is steeper).

**The plan indicates detectable warning delineators on the new sidewalk. The slope of the sidewalk is limited to 5%. A detectable warning detail has been added to the Detail Sheet.**

17. Installation of storm manhole "D" is proposed over the existing storm sewer along Woodcliff Drive. The proposed installation method shall consist of only one splice in the existing sewer pipe.

**The proposed manhole "D" has been relocated per our discussion with your department (see plan).**

18. Although catch basin laterals will be maintained by the HOA, DPW does not recommend 8" perforated HDPE pipe for road crossings. Catch basins within the ROW at Woodcliff Drive shall be connected to manhole with SDR-35 pipe.

**The utility plan and detail has been revised to show solid SDR-35 PVC pipe for road crossings.**

19. Drainage structure D-1 and D-3 should be 5' manholes.

**The plans have been revised to show structures D-1 and D-3 as 5' manholes.**

20. DPW will televise existing 24" CMP along Woodcliff Drive to confirm that no structural problems exist and the new connection can be made as proposed.

**Acknowledged.**

21. Revise Mass Grading note #2 to reflect that topsoil stockpiles shall not be created in rear lots, and that topsoil should be stripped in all areas to eliminate future sink holes.

**Mass Grading Note #2 has been revised as requested.**

22. On the impervious barrier detail, clay barrier should be labeled as 1' over pipe. Pipe bedding should be labeled as 6" over pipe.

**The clay plug detail has been revised as requested.**

23. On the typical sewer trench detail, label geotextile fabric wrap around pipe bedding consistent with the impervious barrier detail.

**The typical sewer trench detail has been revised as requested.**

24. Water supply calculations should be provided for the proposed watermain connection at Northwest corner of site (instead of the connection at Woodcliff Dr.)

**Attached are the revised water calculations for the proposed watermain connection at the northwest corner of the site.**

25. Ensure no obstacles are in the sight triangle formed by a 3.5' eye height and 4.25' top of vehicle height for a car stopped at the edge of Woodcliff Dr.

**The area of the sight triangle will be cleared to remove obstacles, a note stating this has been added to the Sub Plat.**

26. In the engineering report, the stopping sight distance and intersection sight distance calculations show the same available length. Confirm calculation for each, since they can't be the same value.

**They are the same value because the limits are dictated by the wooded area along the Woodcliff Drive right-of-way rather than vertical change of the road profile.**

27. DPW will coordinate with applicants engineer to address several minor comments on the Notice of Intent and overall SWPPP prior to requesting MS4 certification signature.

**Acknowledged.**

Please contact our office if you have any questions or require any additional information.

Sincerely,  
BME ASSOCIATES



Rebecca Glitch

RG:blr

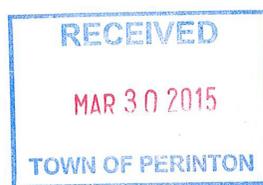
c: Stacey Haralambides; Aristo Properties

# BME | ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

March 30, 2015

Town of Perinton DPW  
100 Cobbs Lane  
Fairport, NY 14450



Attn: Thomas C. Beck, Commissioner of Public Works

**Re: The Summit at Woodcliff 2429**  
**(Formerly The Cottages at Woodcliff - Woodcliff Drive)**

Dear Mr. Beck:

We have reviewed your comments for the above-referenced project from the Town of Perinton Planning Board DPW/CED Review Meeting correspondence scheduled for April 1, 2015. On behalf of the developer, we offer the following responses for consideration:

**DPW Comments:**

1. Provide the Town with a Letter of Credit estimate for review using the DPW's estimate template. The approved amount shall be secured prior to obtaining final signatures.

**The Letter of Credit estimate will be provided after Preliminary/Final Planning Board Approval and after the plans are finalized.**

2. Provide DPW with final earthwork calculations to verify cut and fill balance.

**Final earthwork calculations will be provided with the revised plans.**

3. Developer will verify existing Woodcliff pond depth and capacity prior to obtaining final signatures.

**Acknowledged. We will coordinate this with your department subject to weather.**

4. Driveway slopes have been modified to be generally between 3% and 7%. Add a note to the plans that states driveways shall be paved to provide approximately 4% slope adjacent to the garage area.

**The note has been added to the Note Sheet (BME Dwg. #2429-10) as requested.**

5. Watermain is proposed to be extended from the rear of Lot 8. Confirm that the existing watermain easement abandonment note on Lot 8 is still valid.

**A portion of the existing easement will be abandoned, and a new easement will be placed over the proposed watermain as shown on the plans.**

6. Pad elevations at Lots 1-3 and 23-27 were lowered to address driveway slope concerns. Confirm that Mass Earthwork notes 4- 8 are still valid.

**The Mass Grading notes have been revised to reflect changes that were made in pad elevations.**

7. The water service for Lot 27 should connect to the proposed watermain being installed by this project rather than connecting to the existing main on the opposite side of Woodcliff drive as shown.

**The MCWA recommended Lot 27 to become an exception lot and the service be installed by them for a quoted amount. The water service will be installed at the time of building construction for Lot 27. A note has been added to the Utility Plan stating this (BME Dwg. #2429-03).**

8. Provide the required access and utility easement description to DPW for review.

**The access and utility easement descriptions for DPW review will be provided after the Planning Board approval and finalization of the plans.**

9. Label all PVC road crossing pipes as "SDR-35", or provide a typical note.

**Road crossing pipes have been labeled as "SDR-35" on the plans as requested.**

10. Revise the pipe bedding detail to show the geotextile fabric wrap overlaps across the top of the bedding material.

**The pipe bedding detail has been revised on the Detail Sheet (BME Dwg. #2429-12).**

11. Add a note that the sanitary connection to the existing manhole at Woodcliff Drive shall be core bored and installed with a kor-n-seal boot.

**The note has been added to the Utility Plan (BME Dwg. #2429-03) as requested.**

We will provide revised plans to your office after obtaining Planning Board Approval and address any comments they may have.

Please contact our office if you have any questions or require any additional information.

Sincerely,  
BME ASSOCIATES



Rebecca R. Glitch

/RRG

c: Stacey Haralambides; Aristo Properties

Mr. Anderson asked for questions or comments from the Conservation Board. Mr. Rainis states that they have met with the applicant and all concerns have been addressed; the Conservation Board is prepared to make a SEQR recommendation.

Mr. Anderson asked for questions or comments from CED and there were none.

Mr. Anderson asked for questions or comments from DPW. Mr. Kozarits states that DPW issued comments as follows:

**DPW Comments:**

1. Provide the Town with a Letter of Credit estimate for review using the DPW's estimate template. The approved amount shall be secured prior to obtaining final signatures.
2. Provide DPW with final earthwork calculations to verify cut and fill balance.
3. Developer will verify existing Woodcliff pond depth and capacity prior to obtaining final signatures.
4. Driveway slopes have been modified to be generally between 3% and 7%. Add a note to the plans that states driveways shall be paved to provide approximately 4% slope adjacent to the garage area.
5. Watermain is proposed to be extended from the rear of Lot 8. Confirm that the existing watermain easement abandonment note on Lot 8 is still valid.
6. Pad elevations at Lots 1-3 and 23-27 were lowered to address driveway slope concerns. Confirm that Mass Earthwork notes 4 – 8 are still valid.
7. The water service for Lot 27 should connect to the proposed watermain being installed by this project rather than connecting to the existing main on the opposite side of Woodcliff drive as shown.

8. Provide the required access and utility easement description to DPW for review.
9. Label all PVC road crossing pipes as “SDR-35”, or provide a typical note.
10. Revise the pipe bedding detail to show the geotextile fabric wrap overlaps across the top of the bedding material.
11. Add a note that the sanitary connection to the existing manhole at Woodcliff Drive shall be core bored and installed with a kor-n-seal boot.

They are still working with the applicant on verifying the pond depth and capacity which has been held up due to weather conditions. At that time, they will be able to confirm the water quality and quantity.

Mr. Anderson asked for questions or comments from Mr. Beck. Mr. Beck thanks the applicant for working with the DPW on this project regarding the turn-around and grading.

Mr. Anderson asked for questions or comments from the audience, and there were none.

Mr. Anderson states that the Board and Town staff received an e-mail today (4/1/15) from Carole Tomczyk, Secretary of the Woodcliff Terrace Homeowners Association Board of Directors from both she and Steve Young, President of the Woodcliff Terrace Homeowners Association Board of Directors expressing concern about additional traffic created from this proposed development which is a part of the record.

Mr. Anderson thanks the applicant for their hard work and feels that the turn-arounds are much better and are consistent with the existing turn-arounds in Woodcliff. He is pleased that the slope of the access road has been reduced to go into Woodcliff Drive. The slope of the driveways have also been reduced which is a good improvement. He states that the plans show that where the tree line was is going to be remaining lands of Aristo properties. When they were here last, they were talking about restrictive covenants to protect the tree line. Mr. Haralambides states that there is a 25' strip that goes along Cathedral Oaks. He has spoken with many of the homeowners there that wish to purchase the 25' strip so that they own the tree line. When that title is transferred, there will be language in the deed that doesn't allow them to remove the trees. Mr. Anderson inquires what will happen to the land if homeowners don't wish to purchase it. Mr. Haralambides states that the HOA will then hold title to those lands with a restrictive covenant in the deed stating that the tree line remains.

Mr. Lewis supports the project. He feels that the land swap with the Woodcliff Hotel makes sense.

Mr. Brasley supports the project and is prepared to go forward.

Mr. O'Brien supports the project and is prepared to go forward.

Mr. O'Brien supports the project and is prepared to go forward.

Ms. Neu supports the project and is prepared to go forward.

Mr. Anderson again asked for questions or comments from the audience, and there were none.

Mr. Anderson asked the Conservation Board for a SEQR recommendation. Mr. Rainis states that the Conservation Board has reviewed the application and recommends a Negative Declaration of SEQR based on the following findings:

1. The proposed development will be much lower in density versus the original proposal.
2. Existing storm water management facility was originally designed and constructed to handle and treat site runoff from this planned development site. (This capability is to be validated).
3. The site plan saves the existing tree line to the south, retaining a green boundary buffer.
4. Land swap accommodates site boundary requirements.
5. Overall, the design demonstrates sensitivity to the site through:
  - Number of proposed single family residential homes
  - Intended road location
  - Intent and design of originally constructed storm water management facility to accept site area discharge
  - Harmonization with the surrounding neighborhood plan

Mr. Anderson made a motion to grant a Negative Declaration of SEQR for the reasons as cited by the Conservation Board.

Mr. O'Brien seconds the motion.

Motion carries 5 – 0.

Mr. Anderson made a motion to require of the applicant a contribution to the Town Park Fund for 27 single family lots to support the Town's parks and recreation goals consistent with the Town Comprehensive Plan.

Mr. Lewis seconds the motion.

Motion carries 5 – 0.

Mr. Lewis made a motion to grant preliminary subdivision approval under Section 278 of Town Law for 27 single family residential homes on approximately 8.59 acres, for plans received by the Town on 3/18/15, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW, including capacity of the existing storm water pond.

Ms. Neu seconds the motion.

Motion carries 5 – 0.

Mr. Lewis made a motion to grant final subdivision approval under Section 278 of Town Law for 27 single family residential homes on approximately 8.59 acres, for plans received by the Town on 3/18/15, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW, including capacity of the existing storm water pond.

Ms. Neu seconds the motion.

Motion carries 5 – 0.

Mr. Anderson commented that this is the last parcel of Woodcliff. He has reviewed all of the previous meeting notes regarding the original approvals for the development and at that time Mr. Lewis was a member of the Planning Board and at the time the project was called Skyline.

**New Application(s):**

**6745 Pittsford-Palmyra Road – Wireless Telecommunications Facility.** Nixon, Peabody, LLP, Attorneys at Law, as agent for Bell Atlantic Mobile of Rochester, L.P, d/b/a Verizon Wireless for property owned by Barco Holdings, LLC and located at 6745 Pittsford-Palmyra Road (tax id#166.17-2-27.1), requesting preliminary and final site plan approval for co-location and operation of a wireless telecommunications facility on the rooftop of existing building on 7.08 acre site.

**Presenter:** Nixon, Peabody, LLP, Erin Kansy, Esq.  
**Zoned:** Restricted Business & Residential A

Erin Kansy, Esq., presented the application to the Board as per letter of intent as shown below. With her are Tom Greiner, Esq, and Brett Morgan.



NIXON PEABODY LLP  
ATTORNEYS AT LAW  
NIXONPEABODY.COM  
@NIXONPEABODYLLP

Thomas C. Greiner Jr. Esq.  
Partner  
T 585-263-1456  
tgreiner@nixonpeabody.com

1300 Clinton Square  
Rochester, NY 14604-1792  
585-263-1000

March 11, 2015



**VIA HAND DELIVERY**

Planning Board  
Town of Perinton  
1350 Turk Hill Road  
Fairport, New York 14450

**RE: Application for Site Plan Approval from the Town of Perinton Planning Board by Bell Atlantic Mobile of Rochester, L.P. d/b/a Verizon Wireless to Co-locate and Operate a Wireless Telecommunications Facility on an Existing Building on Land Owned by Barco Holdings, LLC Located at 6745 Pittsford-Palmyra Road (Tax Parcel No. 166.17-2-27.1) in the Town of Perinton, County of Monroe, State of New York (Verizon Wireless' "Selborne Chase" site).**

Dear Members of the Planning Board:

Bell Atlantic Mobile of Rochester, L.P. d/b/a Verizon Wireless ("**Verizon Wireless**") is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("**FCC**"). To remedy service inadequacies in and around areas of the Town of Perinton, including in the vicinity of State Route 250 and Route 31 and the surrounding area, Verizon Wireless proposes to construct and operate a wireless telecommunications facility (the "**Project**") to be co-located on the rooftop of an existing building (the "**Building**") on land owned by Barco Holdings, LLC (the "**Landowner**") located at 6745 Pittsford-Palmyra Road (Tax Parcel No. 166.17-2-27.1) (the "**Site**").

The Site consists of one (1) approximately 80 square foot (5' x 16') area of leased space, one (1) approximately 44 square foot (4' x 11') area of leased space, and one (1) approximately 60 square foot (3' x 20') area of leased space on the rooftop of the Building for the antennas; one (1) approximately 250 square foot (12' x 21') area of leased space on the rooftop of the Building for the equipment shelter; and one (1) approximately 34 square foot (4' x 8') area of leased space on the rooftop of the Building for the emergency generator (the "**Lease Space**").

The Project will consist of three (3) antenna arrays which includes three (3) elevated steel support frames with four (4) antennas per sector, an equipment shelter and an emergency standby generator, all mounted on the roof of the Building, and other associated improvements

4831-1862-8385.1

all as shown on the enclosed site plan prepared by Costich Engineering, P.C., dated February 25, 2015 (the "**Site Plan**").

The Site is located in the Town's Restricted Business ("**RB**") zoning district. In accordance with the requirements of the Town of Perinton Zoning Code (the "**Zoning Code**"), the Project will require Site Plan Approval from the Planning Board. (See Zoning Code §§ 208-13(B)).

Accordingly, please accept this letter and the following exhibits and enclosures as Verizon Wireless's application for Site Plan Approval from the Planning Board:

- Exhibit A: Town-supplied Planning Board application for site plan approval;
- Exhibit B: Project description;
- Exhibit C: Applicable legal standards;
- Exhibit D: Project compliance with the Town's wireless telecommunications tower standards set forth in Zoning Code § 208-13;
- Exhibit E: Site selection analysis;
- Exhibit F: Radio frequency ("**RF**") narrative with propagation studies;
- Exhibit G: Evidence of Landowner consent to the application;
- Exhibit H: Verizon Wireless' FCC licenses;
- Exhibit I: Long form environmental assessment form ("**EAF**"), with visual addendum;
- Exhibit J: FCC compliance letter;
- Exhibit K: Copy of Verizon Wireless' co-location policy;
- Exhibit L: Structural integrity letter;
- Exhibit M: Photosimulations;
- Exhibit N: Tower removal letter; and
- Exhibit O: 11" x 17" copy of the Project site plan package.

- One (1) original and fourteen (14) copies of the site plan package for the Project prepared by Costich Engineering, P.C.; and
- One (1) original and fourteen (14) copies of this application book.
- A check payable to the Town of Perinton in the amount of \$500.00, for the site plan approval application fees.

Because the Site is within 500 feet of a State or County resource (here, State Route 31), the Project must be referred to the Monroe County Planning Department ("**County Planning**"), as required under New York General Municipal Law § 239-m. We ask that the Town refer the application to County Planning as soon as possible to allow County Planning sufficient time to review the Project prior to the Town Planning Board meeting. Sufficient additional copies of this application booklet and site plan package have been supplied for that purpose.

Therefore, Verizon Wireless respectfully requests that this application be placed on the following agendas:

Planning Board – April 1, 2015 – for site plan review and approval.

Please do not hesitate to contact me if you have any questions regarding this application.

Thank you.

Very truly yours,



Thomas C. Greiner, Jr.

EMK  
Enclosures

cc: Kathleen Pomponio, Real Estate Manager  
Brett Morgan

There is currently a gap in coverage in the areas around Route 250 and Route 31 and surrounding areas. She reviewed the RF analysis (tab F of application submitted). Verizon has determined this is the best location for co-location; there are existing telecommunication facilities on the building already. The equipment shelter is proposed to be 12' X 21' to house the equipment and an approximately 4' X 8' emergency generator. The generator is a 40 kilowatt standby by natural gas generator. It is only used in the case of an emergency. Other than emergency use it will be run about an hour per week, midweek, mid day, during normal business hours.

Brett Morgan, Aerosmith Development, addressed the comments from the DPW/CED. They can provide calculations to the DPW. Pull test doesn't apply because all of the bolts will be through bolted. He states that Sprint currently occupies the rooftop of this facility and they can't occupy Sprint's lease area. He inquires if CED wants all of the equipment screened or just this specific one. Mr. Doser states that the Planning Board can explore that if they want to. Mr. Morgan acknowledges that the equipment structure will match the existing building to blend in.

Mr. Anderson asked for questions or comments from the Conservation Board. Mr. Rainis states that the Conservation Board has no environmental concerns with this project.

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that CED issued comments as follows:

**CED Comments:**

- 1. This is a structure that already features cellular telecommunications equipment. The Town's first preference is that new telecommunications equipment be collocated on or at existing locations.**
- 2. Rooftop would primarily feature three additional areas with four antennae each (12 antennae total).**
- 3. Antennae appear to blend in amid backdrop of trees. However, Planning Board should explore an architectural treatment such as a parapet that would help screen equipment.**
- 4. Equipment shelter should match existing building.**

Mr. Anderson asked for questions or comments from DPW. Mr. Kozarits states that DPW issued comments as follows:

**DPW Comments:**

- 1. Provide calculations for and detail of proposed antenna mount to existing concrete parapet wall.**
- 2. A pull test will be required as a permit condition for parapet wall bolted connections.**

He agrees that the applicant can provide calculations as part of the building permit process. No detail was provided which is why the DPW did not know if it was bolted, and no pull test will be required if it is a through bolt.

Mr. Anderson asked for questions or comments from Mr. Beck and there were none.

Mr. Anderson asked for questions or comments from the audience.

Judith McNulty, 647 Thayer Road inquired if there is any sort of ray or something that will come off of this that could be harmful to the residents of Crest Manor Nursing home.

Mr. Anderson states that the Town Attorney provided comments to the Planning Board that state that the Planning Board is preempted from considering the effects of radio frequency emissions.

Tom Greiner, Esq. states that it is pre-empted if they comply with the FCC guidelines. Part of the application shows that they do comply with the FCC guidelines. He adds that there are many facilities on rooftops of daycare centers, hospitals, etc. The power emitted is weak and cannot pass through leaves, which is why cell phone coverage is better in the winter.

Ms. Neu feels that the aerial views give a great idea of the impact of the proposal once the project is finalized.

Mr. O'Brien states that he supports the proposal.

Mr. Brasley states that there already are cell antennae on this building and he considers this a co-location as it is the same roof. This will serve a need in the Town for coverage gaps for emergency services and citizens. He does not believe that there will be any visual impact by this project. This is a good place to have antennae's.

Mr. Lewis supports the proposal and is prepared to go forward.

Mr. Anderson supports the project. This is a good location and they have the ability to get cell phone antennae here without the presence of a large tower. He states that it is difficult to see the existing antennae's, even at this time of year without leaves. He looked from the parking lot at KeyBank, the parking lot of the park and ride, and the parking lot from the Hammocks. The photo simulation (Exhibit M) reinforced that. He doesn't feel that a parapet is needed and feels that it would draw the eye to it and create a negative visual impact.

Mr. Anderson asked the Conservation Board for a SEQR recommendation.

Mr. Rainis states that the Conservation Board recommends a Negative Declaration of SEQR with the following findings:

1. There is no significant environmental impact from co-locating antennae's on a building.

Mr. Anderson made a motion to grant a Negative Declaration of SEQR for the reasons as cited by the Conservation Board.

Mr. O'Brien seconds the motion.

Motion carries 5 – 0.

Ms. Neu made a motion to grant preliminary site plan approval for co-location and operation of a wireless telecommunications facility on the rooftop of existing building on 7.08 acre site for plans received by the Town on 3/8/15, subject to the following conditions:

- 1. Satisfaction of any remaining concerns of the DPW

Mr. O'Brien seconds the motion.

Motion carries 5 – 0.

Ms. Neu made a motion to grant final site plan approval for co-location and operation of a wireless telecommunications facility on the rooftop of existing building on 7.08 acre site for plans received by the Town on 3/8/15, subject to the following conditions:

- 1. Satisfaction of any remaining concerns of the DPW

Mr. O'Brien seconds the motion.

Motion carries 5 – 0.

**Discussion(s):**

**proposed code change discussion withdrawn**

**Recommendation to Town Board – proposed Code Change – 208-8 – Building Height definition**

**Janders Run Subdivision – 1<sup>st</sup> 90 day extension – (extension to run from 4/15/15 – 7/15/15)**

Mr. Anderson asked Mr. Beck for a status update. Mr. Beck states that he thinks they will start at the beginning of summer; they are waiting for the line of credit to be in place.

Mr. Anderson made a motion to grant 1<sup>st</sup> 90 day extension – (extension to run from 4/15/15 – 7/15/15).

Mr. Brasley seconds the motion.

Mr. Lewis expresses some concern about granting extensions and wonders if they are going to go forward.

Motion carries 5 – 0.

**Basin View Subdivision – 2 – 90 day extensions. (extensions to run retroactively from 11/21/14 – 2/21/15 & from 2/21/15 – 5/21/15)**

Mr. Anderson asked Mr. Beck for a status update. Mr. Beck states that it took a while to get the plans finalized due to NYS DOT comments. He feels it will likely be this summer.

Mr. Brasley made a motion to grant two 90 day extensions, with extensions to run retroactively from 11/21/14 – 2/21/15 & from 2/21/15 – 5/21/15.

Mr. O'Brien seconds the motion.

Motion carries 5 - 0

**775 Pannell Road – resubdivision of Lot 3 Bumpus Subdivision - 1<sup>st</sup> 90 day extension - (extension to run from 1/16/15 to 4/16/15)**

Mr. Anderson asked Mr. Beck for a status update. Mr. Beck states that the DPW concerns are satisfied and the applicant's attorney and the Town attorney are working on the easement language.

The Board discussed granting a 2<sup>nd</sup> 90 day extension as the time is coming up quickly on this extension.

Mr. O'Brien made a motion to grant two 90 day extensions with 1<sup>st</sup> extension to run retroactively from 1/16/15 to 4/16/15 and 2<sup>nd</sup> extension to run from 4/16/15 – 7/16/15.

Ms. Neu seconds the motion.

Motion carries 5 – 0.

There being no further business before the Board, the meeting adjourned at 8:36 PM.

Respectfully Submitted,

Lori L. Stid, Clerk