

CHILI PLANNING BOARD
May 12, 2015

A meeting of the Chili Planning Board was held on May 12, 2015 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 7:00 p.m. The meeting was called to order by Chairperson Paul Wanzenried.

PRESENT: Paul Bloser, Matt Emens, John Hellaby, John Nowicki, Michael Nyhan and Chairperson Paul Wanzenried.

ALSO PRESENT: Michael Hanscom, Town Engineering Representative; Michael Jones, Assistant Counsel for the Town; David Lindsay, Commissioner of Public Works/Superintendent of Highways and Building Department Representative; Pat Tindale, Conservation Board Representative; Paul Wanzenried, Architectural Advisory Committee Representative.

Chairperson Paul Wanzenried declared this to be a legally constituted meeting of the Chili Planning Board. He explained the meeting's procedures and introduced the Board and front table. He announced the fire safety exits.

PUBLIC HEARINGS:

1. Application of John Donlon, 85 Allen Street, Apartment 707, Rochester, New York 14608, property owner: Nifty Jewelry, Inc.; for Special Use Permit to allow a funeral home in existing building at property located at 2968 Chili Avenue in NB Zone.
2. Application of John Donlon, 85 Allen Street, Apartment 707, Rochester, New York, 14608 property owner: Nifty Jewelry, Inc.; for preliminary site plan approval for a change of use to convert existing building (non-retail jewelry store) to a funeral home at property located at 2968 Chili Avenue in NB Zone.

PAUL WANZENRIED: Applications 1 and 2 will not be heard tonight. They will be heard at the June meeting.

DECISION ON APPLICATIONS 1 AND 2: Unanimously tabled by a vote of 6 yes to table the above described application to the July 9, 2015 Planning Board meeting or until applicant resubmits for the following reason:

1. Applications tabled at the applicant's request per correspondence received May 8, 2015 as he attempts to obtain easements for parking from adjacent property owners.

Note: Applicant will need to repost signs for the June 9th meeting beginning on May 29th. Applicant may use the sign he has (change the date) or stop into the Building Department to pick up another one.

3. Application of Sumket Development LLC, owner; 1001 Lexington Avenue, Rochester, New York 14606 for recommendation to rezone approximately six acres from GI (General Industrial) to GB (General Business) at property located at 1064 Scottsville Road.

Peter Vars was present to represent the application.

MR. VARS: Good evening. My name is Peter Vars with BME Associates, the engineer appearing on behalf of Sumket Development. As stated, we are requesting from the Planning Board a recommendation to support the rezoning of property that is located at 1064 Scottsville Road. We are requesting rezoning of the property from its current GI, General Industrial, District designation to a rezoning district of GB, General Business.

The property is approximately 6.1 acres in size and is located on the south side of Scottsville Road. It is the area shaded in purple on this map. It is bounded to the north and the east by Interstate 390 and its access ramps configurations. To the south by lands of the City of Rochester, and the Genesee River. And then to the west, by commercial properties and the existing General Business -- Business District zone. Property is currently vacant as is illustrated on this aerial photo here.

As I say, it is currently vacant and has been vacant for a number of years. The owner/applicant -- or the applicant is the owner of the property and is requesting the rezoning in order to offer greater flexibility in the uses for the property, including possible general commercial and hospitality uses. The GB uses will allow uses more compatible with the existing uses in the Scottsville Road corridor. As you can see on this zoning exhibit, the rezoning of this

parcel to General Business would actually extend what is the existing General Business District all of the way to the limits of I-390, thus leaving the remaining GI District lands which are shaded in green being primarily Interstate 390 itself and its ramps.

So as such, we see this request for rezoning to actually just be a natural continuation of the GB Zone along Scottsville Road. We actually believe keeping it as a GI Zone District is actually out of place with what's been happening along Scottsville Road corridor over the last several years.

We believe this rezoning to General Business is compatible with the Town of Chili's 2030 Comprehensive Plan. In our application letter to you that was dated on April 10th of 2015, we concluded specific references to the Town Comprehensive Plan. In summary, we believe this rezoning will promote the development of conveniently located retail and commercial use -- commercial uses in the Airport Overlay District zone.

It does provide the rezoning -- does occur in an area that has adequate infrastructure in the form of transportation systems, water and sewer. It would encourage economic development in the Scottsville Road corridor by allowing a zoning to allow uses that are more compatible with the existing uses that exist there today. The fact is, this area has been in transition over the last several years, and an -- industrial type uses of the GI zone actually would be out of place today. That GI zoning is more of what was occurring back in the '60s and '70s.

One of the key things we think the rezoning does, as it relates to the Comprehensive Plan, is it acknowledges the goals that were identified for the Scottsville Road corridor. It acknowledges that this area is an area -- is an area experiencing transition and that there are vacant and under-used properties and these should be encouraged to be developed. And that's -- I think, fits this parcel perfectly. The rezoning would provide a greater opportunity to develop the site and provides more potential users and actually would continue the transformation of this corridor that has -- that has begun along Scottsville Road. Included with our application, we did prepare the Short Form Environmental Assessment Form. We believe it's an unlisted action and we'll be requesting that Town Board designate themselves lead agency. The request for rezoning itself, we believe, is an administrative or legislative action only. There are actually no impacts per se from this action itself as it relates to rezoning.

We believe that the rezoning offers the best opportunity to -- to reuse this vacant site and continue the successful transition that is occurring in the corridor.

We did receive the Town Engineer's letter dated May 6th and have provided written responses for your review, and we can discuss any of those in particular if you wish to this evening. In closing, what we would -- we are here, though, and would request that the Planning Board would consider issuing a positive recommendation to the Town Board in support of this rezoning. I will admit, we are -- potentially could be on the Town Board agenda tomorrow evening for them to designate themselves lead agency and schedule the Public Hearing, but all of that is obviously predicated on this Board's action this evening.

Um, Pepsy Kettavong, Sumket Development is also here and we're here to answer any questions that you would have concerning this request.

PAUL WANZENRIED: Matt (Emens)?

MR. EMENS: I guess at this time, I really don't have any questions or comments.

MICHAEL NYHAN: Based on the type of use for this piece of property is there any indication in the traffic that it may attract as a result of the difference?

MR. SLACK: At this point, what we did do, and I think if you had the opportunity to review the Monroe County Department of Planning, the DRC report, if you noticed the DOT acknowledged that a traffic study has been prepared and is currently under review.

What we did in that study is we assumed the highest intensity uses that would be allowed within the GB District, which were primarily restaurant and, um, hotel uses. That's what was done -- we had a scoping meeting with the DOT to do that. The findings, pending confirmation from the Department of Transportation show that the transportation system is adequate. The -- they would be aligned. The access would be aligned with the ramps that come off 390, but that would all be subject to review with site plan review also at the appropriate time.

MICHAEL NYHAN: Thank you.

JOHN HELLABY: Curiosity question more than anything. How long has Sumket actually owned this piece of property?

MR. KETTAVONG: Probably about four or five months now. We have been in -- in the process for a year and a half.

JOHN HELLABY: I will -- always wondered why it sat vacant for the last 20 years after they tore Standard Building Supply down. I always thought I heard there were environmental issues back there.

MR. VARS: That is what had to occur.

JOHN HELLABY: They have been cleaned up?

MR. VARS: Yes, and that's what allowed Sumket to finally take title to the property, that the environmental had to be completed and a clean bill health issued, so to speak.

JOHN HELLABY: All right. That's all I got.

PAUL WANZENRIED: That would be provided to the Town, when you go for site plan approval?

MR. VARS: Yes. Yeah. It would be under the SEQR provisions that we would do that.

MR. KETTAVONG: If I can inject, we have already informed the Town what we're trying to do since the beginning, dating back probably over a year ago, so.

JOHN NOWICKI: I'm very excited about -- looking forward to seeing the drawings and

plans for this project here. Good luck to you, gentlemen.

MR. VARS: Thank you.

MICHAEL JONES: No need for a Public Hearing. It is simply a recommendation. It is not an official act. At this point, each Board member could put on the record their concerns for the Town Board to review when they make the ultimate decision what should happen with the property.

PAUL WANZENRIED: Any Board member have any oppositions or concerns that need to be attached to this recommendation?

JOHN NOWICKI: Not me.

JOHN HELLABY: I don't have any.

MICHAEL NYHAN: No.

PAUL BLOSER: I think it makes a lot of sense to extend to the natural border of the expressway.

PAUL WANZENRIED: So do I.

Then I make a recommendation -- make a -- I don't know how to word this. Offer for a vote -- I make a motion to rezone the approximately six acres from GI to GB at property located at 1064 Scottsville Road.

MICHAEL JONES: Mr. Chairman, if I could butt in, the motion should be to recommend the rezoning because the Town Board would have to do the actual rezoning. I think -- I think you misspoke. You just forgot to say "motion to recommend."

PAUL WANZENRIED: Thanks for watching my back.

MICHAEL JONES: No problem.

JOHN HELLABY: He is doing his job.

PAUL WANZENRIED: Wonderful. I make a motion to recommend to rezone approximately six acres from the GI Industrial to GB Business at the property located at 1064 Scottsville Road.

JOHN HELLABY: I will second.

DECISION: Unanimously voted by a vote of 6 yes to recommend the rezoning of 1064 Scottsville Road from General Industrial to General Business.

The Town Board will be notified of this decision by copy of a decision letter. Applicant be advised that it must now petition the Town Board, through the Town Clerk's Office, to set a Public Hearing before the Town Board on this rezoning application.

4. Application of Asif Hussain, 24 Osprey Drive, West Henrietta, New York 14586 for preliminary site plan approval for a change of use to convert existing building (car wash) to a convenience store at property located at 1210 Scottsville Road in GB zone.

John Clarke and Asif Hussain were present to represent the application.

MR. CLARKE: Good evening. My name is John Clark and I'm --

PAUL WANZENRIED: Sorry. One moment.

Gentlemen, this was just reviewed at the AAC prior to this meeting. The AAC makes recommendations that acrylic panels be utilized beneath the glazing in lieu of angled T1-11 that's there. Um, that soffit -- that some sort of lighting be put on the outside of the building. Perhaps soffit lighting. That those cut sheets be provided to the Town Building Department prior to issuance of the building permit. Um, and the facia and the color of the building to be maybe a more earth tone.

This was the elevation that was submitted to us.

Do you have any more of those elevations?

MR. CLARKE: I believe I passed them all out. I had just the one that I marked up mine on.

PAUL WANZENRIED: Okay. We'll put that up there once the Board has reviewed it.

And that the facia be grayish white to match the siding. The blue mansard, which they propose is blue due to their affiliation with primary company or backing company, if you will, will stay the same.

Now you can go, John (Clarke).

MR. CLARKE: Sorry about that.

John Clarke with DDS Companies. Here tonight on behalf of the applicant, Asif Hussain. Also here this evening is the owner of the property at this time.

As was stated, this is a renovation project more than anything. The existing gas station will continue to operate as a gas station. My client is in -- has entered into a business agreement with a company, Noco, who will be coming in to replace all of the gas pumps, make any repairs to gas lines that are needed, fix up the canopy, make sure that everything is in -- up to their standards before they come in.

In addition to that, they will be repaving the parking lot, putting down a new concrete surface where the -- where the pumps are today.

And then my client will be taking over the -- what is the existing car wash and renovating that into a -- into a new convenience mart. Right now, there are overhead doors on either side of that building. Those will be blocked up, siding put along those entrances. There will be a new

paint job, new front doors put in. Everything will be spruced up quite a bit. We spoke after the AAC meeting and they will be looking to put in soffit lighting underneath the canopy that is -- that is there right now, over the building.

So that lighting should be taken care of and we'll certainly present the Town with those cut sheets. Drainage for the site will continue to operate as it does today. We're not changing anything. All existing utilities will remain the same. Same sanitary, water, gas, electric, everything is supplied back to the building that will be renovated.

Storm water currently sheets off the parking lot to the east and west, and ultimately makes its way to a storm drainage ditch along the eastern side of the property and then continues to flow south from there.

We have been in front of the AAC. We have been in front of the Conservation Board, and so this point, the last thing we need to get is site plan approval. We have submitted to Monroe County DRC and received some minor comments back from them. We have not seen comments yet from the Town Engineer, but I do -- was made privy of some of the items that would be of interest to the Board, so I certainly am prepared to answer any questions that you may have.

PAUL WANZENRIED: John (Clarke), did you just say that you were not -- you did not receive comments from the Town Engineer?

MR. CLARKE: I have not seen comments, neither in the mail or electronically.

MICHAEL HANSCOM: I emailed them to both --

PAUL WANZENRIED: I have a letter here, John (Clarke), dated May 6th.

MR. CLARKE: Okay. I have not seen that letter. Maybe it's --

MICHAEL HANSCOM: Here.

PAUL WANZENRIED: Hold on. Without you going forward, this is going to be tough for you to get through here tonight without addressing these.

MR. CLARKE: Okay. I would like to have the opportunity to address them.

PAUL WANZENRIED: Take your best shot, but --

MR. CLARKE: Okay. Okay. If I may get a copy.

PAUL WANZENRIED: I only say that, John (Clarke), in fairness to you and the applicant.

MR. CLARKE: Okay. Okay. I guess if it's okay for the Board, if I can go through these comments and try to address them, or -- I mean, are they of engineering or -- or Planning issues?

PAUL WANZENRIED: Well, there's quite a few that are engineering. There is some that are Planning. Some of these, you know, requests new details that I think the Planning Board would like to see. So I'm not --

JOHN HELLABY: Some of them will require substantiating paperwork, too, as far as tank inspections and things like that. It's a pretty hefty list.

PAUL WANZENRIED: I have got -- you know, there are four pages of things.

MR. CLARKE: Well, if I -- if I could address this, I guess, as a -- the tanks, um, I do have documentation. They were inspected back in September. EPA regulation, they were inspected. They did pass inspection. Noco would not be coming in to take over this site if those tanks needed to be removed or if there was any issue with those gas tanks, so I do have documentation with me today that shows those tanks passing inspection. The tanks in the back of the car wash, which I know were also an issue, um, that was basically -- what that --

PAUL WANZENRIED: A recycling area where water from the car wash came into it and got used again through the car wash. So they will actually be out there testing tomorrow -- actually pumping that tank out because there was found to be no environmental hazard with it, and the thought would be we would just be filling those tanks and burying them.

So as far as the tanks go, I guess, you know, the thought would be that Mobil is -- is not going to come in there and take over anything unless it was absolutely ready to be taken over. But if the Town is looking for something more concrete than the inspection letter that we have, then we'll have to coordinate on that to make sure we get you what you need.

Um, as far as any other Planning issues you see in there, if there is something of particular concern, I certainly can try to address it right now. I'm confident any of the engineering issues we can certainly work out with Town staff and Town Engineer.

PAUL WANZENRIED: So do you have a copy of the tank closure report for those back tanks?

MR. CLARKE: I have an inspection report for the gas tanks. The back tank is -- has been determined to be a non-environmental issue. It's salt and water that's in there right now. And that is proposed to be -- that is being pumped out by Safety-Kleen tomorrow, and they will be providing us with some documentation of what they pumped out of there. But those tanks will be filled with stone and aggregate and paved over.

But I do have copies of the report that was provided to the EPA. The landscaping plans have been approved by the Conservation Board and I was told they were going to be providing this Board with a copy of those approved plans.

PAUL WANZENRIED: We received that.

MR. CLARKE: All signage for the -- the development will be brought in under a separate sign package by Mobil and -- when they are ready to bring that in, but they will adhere to Town standards, Town Code, and if not, they will have to seek variances for anything they don't meet code with.

The short EAF form, I'm confident we can get that worked out and make sure there is no additional issues that the Town has.

The -- the parking lot will be improved where needed. There are certainly areas that will need to be cut out and brought back up to -- to standard and if the Town has issue with the

section we're proposing, certainly we'll work with the Town to make sure we get something in there that is acceptable.

Handicapped parking will certainly meet the requirements of New York State.

Um, provided you with the underground storage tank information.

Um, the holding tank, we will have that information as of the end of this week.

The sidewalk is flush to the parking lot and to the entranceway. So it will meet handicapped accessible requirements.

PAUL WANZENRIED: Number 4, do -- did you address that? The proposed pavement section for the parking lot doesn't appear to be thick enough.

MR. CLARKE: Yes. We can certainly boost that up if the Town would like to be thicker. There will not be much truck traffic on that site, but certainly if the Town standard is something that is thicker, we can -- we can do that. We don't feel like there will be a full replacement of the parking lot. There is going to be a lot that is going to need to be replaced, but there are areas that are salvageable, so it will be re-topped and sealed. But -- but the detail we provide we'll certainly up that if need be.

You will certainly get a sidewalk detail on the plans. So we'll stick to Town standards with that.

The existing gas meter will need to be relocated from where it is right now. That -- at that point, where it is now, it is just simply so the gas company can test the line to make sure that it's -- it's not corroded because there is not an active meter there, but once there is an active meter there, that will go away.

That's certainly all -- all lighting will meet Town standards. We'll make sure we provide cut sheets that prove we're meeting those standards.

PAUL WANZENRIED: Are you replacing any lighting outside of that? Poles?

MR. CLARKE: No. We were intending to leave the pole lighting, as is. The lighting that we spoke about underneath the soffit for the building, um, we'll provide those cut sheets, but we felt that was a good idea to show that lighting in the soffit rather than an exterior mounted light on the building.

PAUL WANZENRIED: So due -- for the number 11 of the engineer's comments, at least one of the light poles is missing from its base. If a new exterior lighting is proposed, then a lighting contour should be provided.

MR. CLARKE: At this point we felt that the lighting that would be underneath the gas -- the gas pump canopy would be sufficient for the lighting on the -- on the majority of the site. It is a -- fairly bright lights. And then utilizing the poles that were there. So the intention was to not replace that existing light pole that had fallen.

PAUL WANZENRIED: But all -- all others would remain?

MR. CLARKE: Yes.

PAUL WANZENRIED: I don't necessarily see a light pole in the back.

MR. CLARKE: In the back, there would be probably just a -- there is no -- I don't believe there is an exit in the back. You could put a wall-mounted unit in the back for some minimal security lighting, and we could make sure that that is a -- a cut sheet is provided for, as well. It is certainly not going to be for main traffic patterns for the site.

Minor comments about the tax information on the plan we certainly can address.

Yes, the dumpster enclosure will be prepared -- repaired as necessary to make sure that it is in working condition.

There was no sanitary going to the old existing building, the one that is being demoed. I don't believe that they had a bathroom in there. It was mainly just for collecting money, for -- and I think they had some small -- small convenience area they were selling items. Because all I could find record-wise was electric going to that building. No water or sanitary. And checking with the County, there were no records that showed anything going there. We can continue to -- to try to dig that up if need be.

We can -- if we look at number 18, um, I suppose it is something that we can look into. The site has operated in its current condition previously as this would be -- my client's desire to maintain the ingress/egress as it is today. Um, there is no guarantee that they would allow us to have access in those other areas. There is cross access there, but it's not for ingress/egress out onto the main road.

Um, the parking spaces that we have shown on the plan right now are really just kind of showing what we think would be used. I mean, if you look at most gas stations along that -- that stretch, they don't provide any -- any more than that, and most of them are -- even as delineated as this. We do feel that there is opportunity to -- to reach all required parking numbers if needed. We would have to provide additional parking in the back. We would have to take some of the green space out of the back and just felt that it may be better served to leave the parking as is, as we have shown it on the proposed plan, but we're certainly willing to work with the Town to make sure that we can satisfy code requirements and -- and what we feel is a need for this particular space.

PAUL WANZENRIED: Well, if you're going to do that, then as Mr. Hanscom has indicated, you would need to be before the ZBA.

MR. CLARKE: Well, I believe we can provide the additional -- I believe it's five additional spaces that are needed. I believe we can -- we can reach that additional number. There would have to be some parking in the back, and there's a green space area to the back corner that I think we can provide a couple of additional spaces there. I don't think it would be an issue to -- to obtain five more spaces on the site.

PAUL BLOSER: Well, the concern I have with that is, if you're kind of blocked here with this wall that goes around the property, where are you going to have snow removal? Because I'm assuming that snow removal is going into the green space.

MR. CLARKE: Snow removal would have to be removed from the site physically if there is not enough room for traffic to make your way through the parking lot. It's in my client's best interest to make sure that snow gets out of there and if that green space is not available and those are parking spaces, he will want to get that snow out at his cost.

PAUL BLOSER: It's a detail I would like to see ironed out because it is easy to add five, and in the wintertime, if they become the snow storage spots, it defeats the purpose of the five spots.

MR. CLARKE: My answer would be he would have to get that snow removed. So I guess I'm not sure how I would provide that, how I would iron that out.

PAUL BLOSER: I think that is with the details, that's something that has to be considered with this and maybe the right approach is to ask the ZBA for that variance.

MICHAEL NYHAN: Other concern with the parking in the back, as I understand, there is no doors on the back of the building; correct?

MR. CLARKE: Correct.

MICHAEL NYHAN: So they would be usable parking spaces if there are no doors?

MR. CLARKE: Certainly. People would have to walk around, traverse to the front of the building. We're basically providing spaces, 14 spaces, for a convenience mart that will probably see two to three cars parked at most times, but during busy times, there may be five to six.

But we feel we can certainly get those spaces on site. Perhaps we look at land-banking those spaces and showing, yes, we can attain those spaces if it becomes necessary to provide those spaces.

But I -- but I'm confident that we can get that worked out. And if snow removal, um, is -- is the option and, you know, my client maybe can get an agreement together with -- with the company that shows that, yes, when -- snow will be removed from the site rather than just plowed on the site. It may be an option, as well.

PAUL WANZENRIED: You will still be at the ZBA, John (Clarke), for front parking.

MR. EMENS: It's in the front setback.

PAUL WANZENRIED: Yep.

MR. CLARKE: Okay. I guess that --

PAUL WANZENRIED: Well --

MR. CLARKE: I'm not sure when the next Zoning Board meeting is. Does this Board have the ability to grant a conditional approval based on obtaining Zoning Board approval?

PAUL BLOSER: We have done that before.

PAUL WANZENRIED: We could.

MR. EMENS: I feel like there is a lot of things that -- not that you couldn't handle -- like I said, I think you have addressed a lot of these things right up front, but I think there is a lot to be seen yet in terms of drawings.

JOHN HELLABY: I will be hard-pressed. I will agree. I would be hard-pressed to vote on this thing tonight. There are just way too many holes in this thing. We need additional drawings. We need floor plans. I have no clue what that building will look like with that little rendering have you there.

MR. CLARKE: Well, it is site plan approval. That is why I figured we would have the site plan. I do have floor plans --

JOHN HELLABY: There are way too many questions on this thing I want to see spelled out on the site plan.

MR. CLARKE: What I'm saying is that plan will not change much from what you see. Based on these comments, that plan won't have a great deal of change to it, other than the parking that -- that may change. There won't be a whole lot of -- great deal of change to that. Most of the comments we have talked about here will not result in physical change on that plan.

JOHN HELLABY: However, the details will be noted. I mean, physically maybe it won't change. The building is where it is, the parking is where it is, but the notes on here will pertain to the questions in this letter, and like I said, it's -- there is many. I just -- I don't know how else to put it. There is many. There is a lot of backing information that the Fire Marshal is looking for, as far as, you know, sprinkler certifications for the pumps. You know, a lot of stuff that you have to come up with, and I would be hard-pressed to vote on this tonight.

MR. CLARKE: I understand that, certainly, and there is information that needs to be provided. It will be provided. It will be more 8 1/2 x 11s you will see with that information. And as far as the fire canopy, certainly that is a -- it's a very good comment, very valid comment that we'll -- the -- the thing is the canopy and everything is in working condition at this point. And what we'll have to do is -- it has been inspected by Mobil. It has been inspected by them because they will not come in and purchase this, they will not agree to be partners in this unless everything is in working condition.

So what I'm suspecting we'll do is go back to them and get their records on this and have them provide something that shows that that is a working condition. Certainly, we understand that that will not be able to be put in service unless the Fire Marshal gives his okay on it, but again, this is something that will be kind of a behind-the-scenes thing that needs to be taken care of, but it won't show on this plan. There won't be any notes on this plan that specifically say, you know, this is the canopy fire suppression system that is working. Certainly understand the valid point.

PAUL WANZENRIED: Do you have the Fire Marshal's comments?

MR. CLARKE: I do not.

PAUL WANZENRIED: Here. General feeling I get from this Board, we would be remiss in our duties to forward on this application any further until comments are addressed and drawings are revised and we can get what we're looking for. In the meantime, perhaps you can obtain your variances through the ZBA, as well.

Um, I think that's where we stand. So given that, John (Clarke), I make a motion to table this application until future dates as the applicant is ready.

JOHN HELLABY: Second.

DECISION: Unanimously tabled by a vote of 6 yes until the June 9, 2015 meeting or until applicant resubmits, for the following reason:

1. Applicant/Engineer stated that he had not seen the Town Engineer's correspondence dated May 6, 2015. Applicant was then advised that this was a substantial list and would be in his and his engineer's best interests to review and table his application to a future date to give him time to review and respond. Applicant's engineer opted to review letter on a line by line basis at the meeting. However, the Board's preference was to table the application to see the Town Engineer's comments put to plan or responded via letter.

Note: Applicant be advised that it will need to repost the property with the proper Public Hearing notice sign. Applicant may either change the date on the sign it has, or stop into the Building Department and pick up a new sign. For the June 9th meeting, the sign will need to be posted beginning on May 29th.

PAUL WANZENRIED: Notice to all in the -- that the Chili -- Town's Master Plan for Chili Center, the May meeting, Monday, 6 p.m. to 8 p.m., you're all invited to come and give us your feedback. This coming Monday, here, 6 to 8 p.m.

Paul Wanzenried made a motion to approve the 4/14/15 Planning Board meeting minutes, and John Hellaby seconded the motion. All Board members were in favor of the motion.

The meeting ended at 7:41 p.m.