

# CHILI CONSERVATION BOARD

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## Town of Chili Conservation Board

**APPROVED April 1, 2013**

The Chili Conservation Board meeting was called to order at 7:03 p.m. on April 1, 2013 at the Chili Town Hall, 3333 Chili Ave., Rochester, New York 14624.

**Present:** Ilze Bullwinkel, Carolyn DeHority, Jill Fornarola, Larry Lazenby, Bill Steimer, Pat Tindale (Chair) and Jordon Brown ( Town Board liaison )

**Absent:** R.J. Schickler

**Guests:** Matthew Sinicola from Passero Associates, representing Morgan Management LLC and Curts Properties LLC.

**Minutes:** The minutes from the March 4, 2013 Conservation Board meeting were revised to include the Woodward/Pfrenge property as an area to be concerned about and protected.

**Town Board Report:** Pat Tindale, Jordon Brown and David Lindsay met with Supervisor Dunning to discuss the revisions in the Conservation Board Checklist prior to coming back to the board members.

**For Discussion:** Jordon Brown will follow up on getting an identification tag from the Town of Chili so a CB member could do a walk through on a property in order to inspect it.

## Conservation Board Response to Planning Board Agenda - April 9, 2013

### **Old Business:**

1. Application of Westside Development, 3313 Chili Avenue, Rochester, New York 14624 for special use permit to allow 4 sports fields at property located at 420 Ballantyne in PRD, FPO, FW zone.

2. Application of Westside Development, 3313 Chili Avenue, Rochester, New York 14624 for preliminary site plan approval to install 4 sports fields at property located at 420 Ballantyne Road in PRD, FPO, FW zone.

**Concerning Applications 1 and 2; The CB asks what steps are being taken to avoid contaminating Black Creek and the adjacent wetlands to the West side of the fields? Are the proposed fields going to be constructed with artificial turf?**

### **Public Hearings:**

1. Application of Leo McKinney, 513 Whittier Road, Spencerport, New York 14559; property owner: Helen McKinney; for renewal of special use permit to allow a motor vehicle service station with minor repairs at property located at 4210 Buffalo Road in N.B. zone.

**The landscaping at this site looks to be okay providing the plantings along the Buffalo Road side come back this spring. It's difficult to assess the condition of the plants at this time of year and it is recommended that they be replanted if they are no longer viable. Keep up the maintenance it looks to be improved.**

2. Application of Verizon Wireless, c/o Todd Bender, 20 Woodland Drive, Batavia, New York 14020 for preliminary site plan approval for a change of use in portion of building to allow a retail store (formerly restaurant) at property located at 3193 Chili Avenue in G.B.

**The Conservation Board is concerned about the abandoned truck in the parking lot. If no landscaping can put in a donation of 1% of the project cost should go to the town's landscape fund.**

3. Application of 997 LLC, 369 Bostwick Road, Phelps, New York 14532, property owner: Curts Properties LLC; for preliminary site plan approval for a parking lot expansion at property located at 997 Beahan Road in L.I. w/ADATOD zone.

**The Conservation Board suggested that the 6 foot pines on the NE side of the storm water basin be saved since they are the closest to Fisher Road and a residential area.**

**- Are the Tupelo trees and all the other plantings, in the area where the snow is going to be stockpiled, salt tolerant?**

- **The CB is also concerned about a fleet of tanker trucks operating on Town of Chili roads.**

**The LLA prints were stamped approved April 1, 2013.**

4. Application of Morgan Management LLC, 1170 Pittsford Victor Road, Suite 100, Pittsford, New York 14534, property owners: Westgate Nursing Home and Rochester Cornerstone Group; for preliminary subdivision approval of two lots into two lots in the Union Square Subdivision to be known as 85 Union Square Apartments at property located at 85 Union Square Blvd. and portion of 3327 Union Street in PRD zone.

5. Application of Morgan Management LLC, 1170 Pittsford Victor Road, Suite 100, Pittsford, New York 14534, property owners : Westgate Nursing Home and Rochester Cornerstone Group; for preliminary site plan approval to erect 6 - three story apartment buildings totaling 156 units, 5 auxiliary garages, and a 2,500 sq. ft. clubhouse at property located at 85 Union Square Blvd. and portion of 3327 Union Street in PRD zone.

**Concerning Applications 4 and 5; Building 1 should have a minimum of 6 Spruce trees along the front of the building to act as a sound buffer and prevent oncoming headlights from shining into Buildings 1 and 2. Furthermore, grass seeding is an essential part of a project, and is not included in the cost of landscaping, which is one percent of the total cost of the project. With the addition of the 6 spruce trees the LLA prints were stamped approved April 1, 2013.**

**For Discussion:**

1. Archer Road Vista, LLC, 783 County Road #42, Fisher, New York 14453 to discuss the revisions to the Vista Villas (formerly called links at Black Creek ) Subdivision

**The majority of the proposed subdivision, on the East side of the map, is currently being farmed. This proposal would consume very good agricultural land that could never be reclaimed.**

Jill Fornarola called for an adjournment at 9:24 p.m. It was seconded by Ilze Bullwinkel. The next Conservation Board meeting will be held on May 6, 2013.