

CHILI CONSERVATION BOARD

Town of Chili • 3333 Chili Avenue • Rochester, New York 14624 • 585-889-3550



Town of Chili Conservation Board – Approved Minutes, June 3, 2013

The Chili Conservation Board meeting was called to order at 7:03 p.m. on June 3, 2013 at the Chili Town Hall, 3333 Chili Ave., Rochester, New York 14624.

Present: Ilze Bullwinkel, Carolyn DeHority, Jill Fornarola, Larry Lazenby, R.J. Schickler, Bill Steimer and Jordon Brown (Town Board Liaison)

Absent: Pat Tindale

Guests: Brendan Bystrak, LaBella Associates, representing Rochester Gas & Electric (Iberdola) Dan McQueen, Churchville - Chili High School - Government class and Sandra Miller, 63 Emerald Point

Minutes: The minutes from the May 6, 2013 Conservation Board meeting were approved as submitted.

Town Board Report: Jordon Brown reported that Bergmann Associates, in consultation with the Conservation Board, were hired to develop the Town of Chili Open Space Plan.

Old Business: Ongoing Project reports: R.J. Schickler will meet with David Lindsay and inspect the Microtel property because the “backyard” is overgrown with weeds and is not being maintained to the fence line.

- 1415 Scottsville Road - R.J. Schickler met with the property owner and it was agreed that the existing arborvitae will remain and additional landscaping will be added.

- Tiffany Limo planted Cleveland Select Pear trees, however, the trees need to be securely staked, fertilized and mulched to insure their growth.

- Larry Lazenby reported that solar lighting for the " Welcome to Chili" signs was approved, and would cost \$3,590.00.

New Business: The Zoning Board of Appeals recommended that Sandra Miller come before the CB to get landscape approval for an above ground pool located on her corner property. The CB was pleased with the plantings that screen the pool.

Conservation Board Response to Planning Board Agenda - June 11, 2013

OLD BUSINESS:

1. Application of CBL, LLC, owner; 2070 Lyell Avenue, Rochester, New York 14606 for special use permit to erect a retail tire supply store and minor motor vehicle service station at property located at 3209 and a portion of 3219 Chili Avenue of G.B. zone.
2. Application of CBL, LLC, owner; 2070 Lyell Avenue, Rochester, New York 14606 for preliminary site plan approval to erect a 52' x 90' retail tire supply store and minor motor vehicle service station, and 30' x 60' retail building at property located at 3209 and a portion of 3219 Chili Avenue of G.B. zone.

Applications 1 & 2:

The CB approved the LLA prints on May 6, 2013 with the following conditions; substitute Wichita Junipers, spread 4 feet apart, for screening on the West side of the building. The CB is also concerned about the maintenance of the proposed rain garden should we run into a period of dry weather. As stated in the Requirements for Development, when the project is nearing completion the CB chairperson will arrange a site inspection to check planting completion as per plan.

3. Application of Morgan Management LLC, 1170 Pittsford Victor Road, Suite 100, Pittsford, New York 14534, property owners: Westgate Nursing Home and Rochester's Cornerstone Group; for preliminary site plan approval to erect 13-two story apartment buildings totaling 130 units, and a 4,000 sq. ft. clubhouse with pool at property located at 85 Union Square Blvd. and portion of 3327 Union Street in PRD zone.

The LLA prints were stamped approved April 1, 2013 and read as follows; 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. The addition of the Spruce trees was noted at the June 3, 2013 CB meeting.

PUBLIC HEARINGS;

1. Application of Haydar Ogultekin, owner; 380 Park Avenue, Rochester, New York 14607 for preliminary site plan approval for a change of use to allow automobile sales and service (formerly R.V. & Camper rental & repairs) at property located at 1415 Scottsville Road in G.I. zone.

The Conservation Board recommended that the arborvitae remain as screening.

2. Application of Rochester Gas & Electric; owner 89 East Avenue, Rochester, New York 14649 for special use permit to erect 5 public utility buildings at property located at 689 Chili-Scottsville Road in A.C. zone.

3. Application of Rochester Gas & Electric; owner 89 East Avenue, Rochester, New York 14649 for preliminary site plan approval to erect 5 public utility buildings at property located at 689 Chili-Scottsville Road in A.C. zone.

Applications 2& 3:

The Conservation Board did not approve the LLA prints submitted by Labella Associates. Larry Lazenby stated that the site plans did not reflect the best interests of the community, and he asked for an individual vote from the Board members. Following a lengthy discussion the CB has the following recommendations:

- **The community should be given the courtesy of a well designed utility structure that blends into the surrounding agricultural countryside. The Board members agreed that the color scheme for the structures should be earth tones. (Desert Tan for the building and Roman Bronze for the roof.)**
- **The CB would like to see a stockade fence (Desert Tan) screening the heaters.**
- **Landscaping should enhance a structure, therefore, the wall of evergreen trees, which was meant to hide the utility trailers, should be broken up with deciduous trees.**
- **The tree line should extend around the South edge of the property for additional screening.**
- **The plantings require a two year guarantee. The CB would like to see a maintenance program on the property that includes spraying and fertilizing the plantings.**
- **When the project is near completion the applicant must arrange a site inspection with the Building Department, or the Conservation Board, to check planting completion as per the plan.**
- **The CB looks forward to reviewing the revised prints.**

4. Application of Robert Wesleyan College , owner; Westside Drive, Rochester, New York, 14624 for preliminary subdivision approval to combine 5 lots into 1 lot to be known as Roberts Wesleyan College Subdivision at properties located at 15, 17, 21, 23, 25 Orchard Street in R-1-15 zone.

Not applicable to the Conservation Board

FOR DISCUSSION:

1. Roberts Wesleyan College, owner, 2301 Westside Drive, Rochester, New York 14624 for preliminary site plan approval to install a campus parking lot at properties located at 15, 17, 21, 23, 25, Orchard Street in R-1-15 zone

The LLA prints were stamped approved May 6, 2013.

R.J. Schickler called for an adjournment at 8:50 p.m. It was seconded by Carolyn DeHority. The next meeting of the Conservation Board is July 1, 2013.