

## PLANNING BOARD

January 8, 1963

The meeting was called to order and roll was called with the following members present: Selden Crow, Ernest Keasling, Frederic Bean, John Walls, and the Chairman, Winsor Ireland. Also present were the Building Supt., William Davis, and the Town Engineer, James Dungan.

Jerry Cook of Caldwell & Cook, and Tom Sear, Consulting Engineer, with his assistant, Bob Brown, appeared to discuss map of a proposed large subdivision immediately east of Archer Acres.

Mr. Sear: This is part of parcel formerly owned by Moffett with frontage on Paul Rd., Archer Rd. and Chili Ave. We are doing work for Caldwell & Cook, with development by the Gates Development Corp., Jerry Cook being an officer of this corporation. There has been a previous study made of this property. There is a trunk sewer from Chili Ave. The course of the sewer follows the layout made a few years ago. We have made this layout for this portion of the Moffett property, which is what the Gates Development Corp. has acquired. In addition to Moffetts, there is a parcel owned by Henry which they are planning to acquire, with the exception of the frontage which is being retained by the Henry Estate. (Mr. Sear presented large areal photograph plus map showing layout of property involved). We have this laid out in lots with access from Chili Ave. and Paul Rd. In the future there will be access from the west. Water supply is readily available from both Chili Ave. and Paul Rd. It is just a question of connecting. There is good circulation. Eventually, when the rest of the Moffett farm is developed, we will tie into Archer Rd. There is a sanitary sewer which comes right through the property. This is a trunk sewer ranging in size from 16 in., 14 in., 12 in. in diameter. The land is in the sewer district. The sewer is of more than sufficient depth to service the area. On drainage, this is the most critical service that we have to work with. We have a program here which will be adequate. An existing creek flows from the north to the south. It comes under Chili Ave. in a culvert, across the property, and loops back through a swampy area down to parallel with Paul Rd., and then across in a culvert. What we are proposing is to re-locate this drainage line so that it is more consistent with the lot layout, and provide increased depth. The channel now is only 2 ft. deep and has a tendency to flood. We are planning to follow approximately the present course but adapt to the lot layout, deepening to 4 ft. to 5 ft. The culvert under Chili Ave. is 21 in. steel pipe. We don't know what your experience has been with this. The channel we would provide would exceed the existing culvert. On drainage we will have a new channel which will replace this existing channel here. It goes to Black Creek. This channel will also serve as storm water outlet for the adjoining area which is scheduled for development. The two areas will merge together very well.

On our lot layout, we are conforming to the town requirements on all lots, and will not require a single variance, unless there is a difficulty. Because of the shape of the property, we have found it necessary to put in U-shaped streets, with a grass area in the middle. I shouldn't call them cul-de-sacs. On some of these lots, we have slightly increased the setback on corner lots to 70 ft. with 90 ft. width at the building line.

There was a discussion regarding manholes shown by the map which was explained by Mr. Sear.

Mr. Sear: This might be developed in two sections, but we haven't decided where the split would be. However, it would be into two approximately equal pieces.

This property consists of 156 lots, less lots 3-28 which are shown on subdivision map on file called Archer Acres Section 1. There was some discussion as to how the lots would be numbered, also regarding size of culverts. Some decision has to be made regarding 40 ft. easement across the rear lot lines of one side of the property.

Mr. Ireland stated he didn't know how the Highway Dept. would feel regarding the U-shaped streets. As Mr. Short was not present, he would have to consult with him regarding this.

They then discussed drainage on the north side of lots 34 & 35. The State of New York might enlarge the culvert at this point. Mr. Sear said they might put in an additional culvert.

This development will not come as far as Archer Rd., but will be co-ordinated with the one that does.

This is a Preliminary Plan of proposed Subdivision of Parts of Lots 15 & 23 of the 3,000-acre Tract in the Town of Chili, and was brought in for discussion with the Planning Board.

Stephen Colangelo presented to the Board for discussion map of Existing & Proposed Lots of Stephen Colangelo, situated in Lot #99 of the Six Tract, Town of Chili.

This is on Fisher Rd. south of the railroad. Mr. Colangelo wants to subdivide this piece and move houses on it from farther down Fisher Rd. where the airport is going. Lots are 3, 4, 5, 6. It was pointed out there is no sanitary sewer for No. 6. Mr. Colangelo said the Sewer Commission is handling this and he will hook in as soon as it is ready. Mr. Ireland advised him to make application for a Public Hearing on this for the meeting of Feb. 12, 1963.

There was no further business to be discussed at this meeting.

June Yates, Secretary

## PLANNING BOARD

February 12, 1963

The meeting was called to order, and roll was called with the following members present: Selden Crow, Frederic Bean, John Walls, Ernest Keasling, and the Chairman, Winsor Ireland. Also present was the Building Supt., William Davis.

Gerald Cook of Caldwell & Cook, and Bob Brown, Engineer, presented maps of Bright Oaks Subdivision, Section 1 for further discussion with the Planning Board. These maps had been discussed at the meeting on January 8, 1963.

Mr. Brown: This consists of 65 lots. There is no change in the layout from the previous meeting. We took your recommendations of the last meeting and have got an easement on the land to the west of the creek of 30 ft. and an easement of 20 ft. on Mr. Cook's property on the east, making a total easement of 50 ft. We propose two temporary turn-arounds which will not be constructed if the future sections proceed before the first is completed. The first section will be 65 lots. We have provided storm sewers to serve all the streets, with multiple discharges. There are three storm outlets from the roads into the re-located creek. 18 in. pipe will be the largest. Sanitary sewers are all standard size. The roads as planned meet the town requirements with gutters, etc. The map shows a typical creek section. To make it easier in bidding, we put on a typical road section as shown in the town regulations. All of the lots equal or exceed the minimum size requirements of the town. In order to make the creek appear more as a creek than a ditch, the flow is confined to a narrow section. There is only small sized pipe installed across Chili Ave. To put in 10 ft. wide creek would be almost ridiculous. We propose to confine the stream flow to a narrow channel.

Mr. Ireland: What about the corner lots, ~~XXXXXX~~, will they be eliminated?

Mr. Brown: We haven't shown them in this because they were already approved in Archer Acres Subdivision. We had thought of changing them, but it didn't seem to make any difference in the layout. Since they were already approved, we did not include them in this subdivision. According to zoning regulations, the setback is on the main road. There will be 60 ft. setback from the main road, 20 ft. minimum setback from the side lines. There will be a culvert to get under the road to get into the interior of the tract. We think there are problems that would result from filling it in. The State may improve that intersection there at Chestnut Ridge Rd. and Chili Ave. That culvert on the other side of Chili Ave. is probably going to be inadequate. At some time in the future the State is going to have to make provision to change that culvert. It would seem better to change the route of it. Roadside creeks are generally frowned upon by the State:

Mr. Ireland: The Highway Supt. has the say on roadside ditching.

Mr. Brown: The previous subdivision still on file and still being used was approved without ditching. It would seem it could be done without ditching now.

Mr. Ireland: Mr. Short has to decide about that.

Mr. Brown then pointed out their plans for relocating the creek. The old creek bed on Mr. Cook's property will be filled in.

The Board then discussed with Mr. Brown and Mr. Cook the matter of names of the roads, circles, and courts included in the subdivision. Mr. Ireland stated they had received a letter from the Post Office several years ago asking the Board not to approve similar names in the same area without checking with them, so they always have, and he will call the Post Office and ask about this. Mr. Ireland also stated he would discuss with Mr. Short the piping of the ditch along Chili Ave. adjacent to lots 1 & 2 Archer Acres, Section 1. This map can then be advertised for Public Hearing at the next meeting of the Planning Board on March 12, 1963.

The Board then reviewed plans for the proposed Loblaw's Store at Chili Center and will discuss it with the architects and engineers for fuller explanation.

June Yates, Secretary

## PLANNING BOARD

March 12, 1963

The meeting was called to order and roll was called with the following members present: Selden Craw, Ernest Keasling, John Walls, Frederic Bean. Mr. Bean acted as Chairman in the absence of Winsor Ireland. Also present were the Town Attorney, Ralph Wickins, Building Supt., William Davis, and Town Engineer, James Dungan.

Application of Frank Rightmire, 3 Charles Ave., for resubdivision of lots 8 and 9, Block H, Riverview Gardens, into new lot R-8.

Mr. Dobbs appeared and presented map of the property. Mr. Dobbs stated at present there are two lots, each 50 ft. wide by 120 ft. deep. They would like to combine these to make one lot 100 ft. wide by 120 ft. deep. There is a house on original lot #9. They wish to combine the lots for purposes of taxation.

No one appeared to speak on this application.

Application of Mrs. Mary Scaccia, 1087 Plymouth Ave. South, for resubdivision of lots 29 and 30 Ballantyne Acres into new lot R-30.

Mr. Dobbs presented map showing property. They wish to combine the property for purposes of taxation. Property consists of two lots facing on Names Rd., each 71 ft. wide by 302 ft. deep. This would make one lot of 142 ft. by 302 ft. They are in the water and sewer districts. Mr. Dobbs did not know whether or not there is a house located on the property.

No one appeared to speak on this application.

Application of Jesse Packard, 1775 Scottsville Rd., for resubdivision of lots 4 and 5, Block H, Riverview Gardens into new lot R-5.

Mr. Dobbs presented map of the property and stated there is a house on present lot #5. The new lot would average 80 ft. by 162.7 ft.

No one appeared to speak on this application.

Application of George Monroe, 36 Ballantyne Rd., for resubdivision of lots 80 and 81 Ballantyne Acres into new lot R-80.

Mr. Dobbs presented map of the property and stated they wish to make one lot 145 ft. by 300 ft. for purposes of taxation.

No one appeared to speak on this application.

Application of Earl K. Myers, 31 Stottle Rd., Churchville, for resubdivision of tax account No. 1692-510 and No. 1692-512 into new lot R-1.

Mr. Dobbs presented map of the property and stated this combining would make one lot 180 ft. by 300 ft. Property is located on Stottle Rd. fairly close to Chili Ave. These are two 90 ft. wide lots.

No one appeared to speak on this application.

Application of Joseph Andreano, 493 ChestnutRidge Rd., for approval of resubdivision map of Majestic Heights situate in part of Town Lots 124 and 157 of East Pultney Tract, Town of Chili, New York

Mr. Andreano presented resubdivision map and stated this subdivision has already been approved. Because of error and transposition of figures, some of the lot sizes were changed, but the subdivision remains the same. In order to make these corrections valid, a resubdivision map was made. The lots affected are now R2, R5, R33, R35, R36, R37, R38, R29, R28, R27, R26, R25, R24, R23, R22. There are the same number of lots. The only difference is a correction of from 1 to 3 ft. on these lots, due to error.

No one appeared to speak on this application.

Application of Gates Development Corp. for approval of Bright Oaks Subdivision, Section 1, consisting of 65 lots of the former Moffett and Henry properties located on the south side of Chili Avenue east of Archer Rd.

Robert Brown appeared to represent the engineer and the developers.

Mr. Brown: We presented this subdivision to the Board about a month ago for preliminary review. We are now asking approval of the final plans. There are 65 lots in this Section 1. Eventually, the subdivision

will consist of 155 lots. At the present time there is an existing sewer on Chili Ave. which goes down Bright Oaks Drive to #57, then veers westward towards Archer Rd. We propose to extend the existing sewers to serve the proposed lots, also storm sewers, water mains, roads and gutters. We will re-locate the existing creek. All of the lots equal or exceed the requirements of the town. Two temporary turn-arounds are provided, but we don't anticipate they will be constructed, as we are already starting on Section 2. In Section 2, there will be two U-shaped streets off Paul Rd. This land comprises the Moffett and part of the Henry properties.

Mr. Wickins inquired regarding the width of lots 59, 60 & 61. Mr. Brown replied they were computed out to be the minimum required dimension at the building line. He pointed out to the Board where the creek goes through the property and stated the present builders have an option on the remainder of the Moffett property. This subdivision is expected to develop similar to Heritage Farms, with the average price house as of last year \$25,000.

Mr. Bean asked regarding the volume of water coming down through the creek. Mr. Brown replied at the present time it comes through 21 in. pipe. They will extend this 21 in. pipe with 30 in. to the westerly property line. The creek will have a one on three slope on either side. Mr. Dungan explained more slope would be desirable, but it isn't there.

Mr. Brown: At the request of Mr. Ireland we wrote to the state Dept. of public works, sent copies of this map, and pointed out to them the drainage problem existing on Paul Rd. We have a return receipt on what we sent to them. This was accepted by Mr. Perry. Mr. Ireland has cleared through the Post Office and they have numbered the houses. There will be no confusion with Bright Oaks Drive and Bright Oaks Circle. The Post Office felt they could avoid any confusion by not duplicating the numbers. The Town asked for 24 in. pipe; we will put in 30 in. pipe. The builder is interested in maintaining as much of the natural beauty as possible, and has selected a very good contractor.

Mr. Brown then pointed out the location of the woods on the property. He then stated they are interested in going before the Town Board on March 20th for approval. The plans have been processed through Monroe County Sewer Agency and will be in the hands of the Health Dept. tomorrow. They have taken bids today on this project, but there is no provision for requiring maintenance bond. Mr. Wickins informed him Mr. Short will determine how much it is going to cost; this goes for water and drainage. There was discussion regarding requirement of performance bond from the contractor, and Mr. Wickins said the town doesn't like to get mixed up with the contractor; just Mr. Brown's letter of credit is required to make sure the work is put in.

Mr. and Mrs. William Wilcox of 516 Paul Rd. appeared to study the map.

Mrs. Wilcox stated she would not go along with any project which would not supply sufficient drainage from the William and Bernice Wilcox property on the east side of subdivision property.

Mr. Dungan stated Mr. & Mrs. Wilcox's problem was regarding drainage for the future section of the subdivision, not this one. They mentioned the fact their property might be boxed in and there should be three roads instead of two.

Louise Gebelein of Amanda Dr. requested they keep as many trees as possible.

No one else appeared to speak on this application.

#### DECISIONS OF THE BOARD:

MRS. MARY SCACCIA - Board approved resubdivision of lots 29 and 30 Ballantyne Acres into new lot R-30. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Bean yes.

JESSE PACKARD - Board approved resubdivision of lots 4 and 5, Block H, Riverview Gardens into new lot K-5. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Bean yes.

GEORGE MONROE - Board approved resubdivision of lots 80 and 81 Ballantyne Acres into new lot R-80. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Bean yes.

EARL K. MYERS - Board approved resubdivision of tax account No. 1692-510 and No. 1692-512 into new lot R-1. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Bean yes.

FRANK NIGHTMIRE - Board approved resubdivision of lots 8 and 9, Block H, Riverview Gardens into new lot R-8. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Bean yes.

JOSEPH ANDREANO - Board approved resubdivision map of Majestic Heights situate in part of Town Lots 124 and 157 of East Pultney Tract, Town of Chili, N.Y., providing the following requirements are met: 1. Form storm water drainage district; 2. Furnish Letter of Credit for improvements; 3. Monuments to be set at outer corners of approved subdivision; 4. Approval of Monroe County Dept. of Health. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Bean yes.

GATES DEVELOPMENT CORP. - Board approved map of Bright Oaks Subdivision, Section 1, consisting of 65 lots of the former Moffett and Henry properties, located on south side of Chili Ave. east of Archer Rd., providing the following requirements are met: 1. Form storm water drainage district; 2. Furnish Letter of Credit for improvements; 3. Monuments to be set at outer corners of approved subdivision; 4. Approval of Monroe County Dept. of Health. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Bean yes.

June Yates, Secretary

## PLANNING BOARD

April 9, 1963

The meeting was called to order, and roll was called with the following members present: Selden Crow, Joan Walls, Ernest Keasling, Frederic Bean. Also present were the Building Inspector, William Davis, and the Town Engineer, James Dungan.

Preliminary map of proposed subdivision on the north side of Paul Rd. near Gramms Oil and Blairs Place was presented. Present were Vincent Assini, Attorney, and Angelo San Filippo. This consists of 59 lots, about 27.5 acres, the smallest lot being 167 ft. by 90 ft. A 45 ft. setback will probably be wanted on the inside lots. This will have to be looked into. The Board will contact the Zoning Board of Appeals for some sort of clearance on this. The Board also felt that possibly more than one outlet should be considered. The drainage seems to be good because of the slope. There was more study and discussion on this map.

Wel-Mel Construction Corp. presented preliminary map for study by the Board. Property consists of 115 lots, about 50 acres, with one outlet on Chili Ave. Present were Joe Miles and Nicolas Miles. Engineer is Mr. Ackerman. Some lots are too small and must be increased to 18,000 sq. ft. This is preliminary map to show general layout. The Board will consult the Highway Supt. as to another possible outlet into Chili Ave. The layout has a small stream flowing generally north. Drainage should be good if properly graded. Sewers are available. Drainage seems to be good because of the slope.

June Yates, Secretary

## PLANNING BOARD

May 14, 1963

The meeting was called to order, and roll was called with the following members present: Selden Crow, John Walls, Frederic Bean, and the Chairman, Winsor Ireland. Also present was the Town Engineer, James Dungan.

Application of Neil Giuliano, 2975 Chili Ave., for approval of map of Paul Meadows Subdivision situate in Town Lot 109, Range 1, Town of Chili.

Mr. Giuliano presented map.

Mr. Ireland pointed out this is a preliminary map, not a final map. The property is located on Paul Rd. past Chili Center on the north side. It is in the sewer and water districts. The map showed contours. The subdivision consists of 41 lots.

After study and discussion, Mr. Giuliano was advised there should be a 30 ft. pavement on the entrance road off Paul Rd. Mr. Ireland stated the layout is o.k., the lots are big enough, and the engineer should go ahead with a more detailed map, showing sewers, water, storm water, etc.

Application of Stephen Colangelo, 334 Fisher Rd., subdividing part of the property situate in Lot 99, Six Tract, Township 2, Range 1, into lots 3, 5, and 6.

Mr. Colangelo presented maps, and stated this is just for approval of the three lots, as he wants to move houses on them. Lots face on Fisher Rd. Mr. Colangelo also owns property to the rear of lots 3 and 5 and also across the railroad track. There is no street to the back of the property.

Mr. Colangelo said he also planned on lot 4 originally, but he didn't get a house for lot #4. He owns about 40 acres across the road, and 18-20 across the track where the new Beahan Rd. will be coming in.

These lots are all in the sewer and water districts and on existing road frontage.

Mr. Ireland said he would discuss with Mr. Lusk whether or not it would be necessary to form a drainage district.

Anthony Malone, engineer, then presented map of Section 2, Westside Acres Subdivision, being developed by Eugene Evangelist. He stated this was just a preliminary layout brought in for discussion. They haven't worked out the storm water drainage. There is a potential of 60 lots. The man owning the property to the south has assured Mr. Evangelist an easement to cross his land with a swale. There was then discussion regarding the drainage system. There is an existing trunk sewer. Mr. Malone presented a preliminary profile. He was advised the first step should be to get the easement from Mr. Barber, who owns adjoining property.

Mr. Malone then asked if it is required that the road and/or water line be developed to the property line. He was advised this information would have to be obtained from the Town Attorney and the Supervisor.

Mr. Malone then asked if the developer could install underground utilities right now without having developed the property. He could save 30 days with installation of the sanitary sewer. He was advised the one to deal with concerning this would be the Sewer Agency.

Final details of the storm system haven't been laid out. Mr. Ireland and Mr. Dungan said they would look at the property.

Application of Donald Slate, 520 Stoney Point Rd. for approval of Kuebier Heights Subdivision being part of Lot 187 of the Fitzgerald Allotment, lots 1 to 7 inclusive, Town of Chili.

Mr. Slate did not appear, but the Board studied map of the proposed subdivision.

Mr. Ireland pointed out the map has already been approved by the Monroe County Health Dept. This is existing road frontage on Chili Ave. just beyond Mr. Oweleen's house.

Mr. Ireland said a drainage district should be formed as Mr. Slate obviously intends to do something further as he left room for two roads. Some fill will be needed on the fronts of the lots. There was some discussion as to drainage.

It was the decision of the Board to approve this map with the following requirements: Form Storm Water Drainage District; 2. Monuments to be set at outer corners of approved subdivision. All members voted as follows: Mr. Craw yes, Mr. Bean yes, Mr. Walls yes, Mr. Ireland yes.

Mr. Ireland then read a letter from Harvey Rose to the Planning Board in which he inquired how the Board would feel about rezoning his 120 acre farm south of Black Creek west of Union St. from EE residential to E residential. The Board then discussed this matter. It will be necessary for Mr. Rose to make a formal application to the Planning Board.

June Yates, Secretary

PLANNING BOARD

June 11, 1963

The meeting was called to order and roll was called with the following members present: John Walls, Frederic Bean, Selden Crow, and the Chairman, Winsor Ireland. Also present were the Town Engineer, James Dungan, the Building Insp., William Davis, and the Highway Supt., Herbert Short.

Application of Oliver Perry to rezone from E residential to commercial the following property: All that tract being approximately 18 acres of land bordered on the north by proposed Slate Drive being approximately a distance of 1460 ft., bordered on east by Union St. a distance of approximately 400 ft., bordered on south by Buffalo Rd.

Mr. Perry appeared and presented sketch of property involved.

Mr. Perry: This is 600 ft. in the front and 600 ft. deep, 550 ft. across the back. I want more room to build more stores. That is a lot of room today, but we are growing and hope to use it in the future.

Mr. Ireland: Do you plan to build facing Union St.?

Mr. Perry: Right now no. Just figure to continue on and we will need parking. We might be able to bring something in there. We don't have anything in mind.

Mr. Ireland: If you go any farther west with your present stores you will go behind the school.

Mr. Perry: We can go on an angle to the west which will give more parking in the back of the school.

Mr. Ireland: Do you plan on going right behind the school with stores and around it?

Mr. Perry: Yes. There will be possibly another entrance, from Union St. in the back of the stores. We hope to take traffic out there. A lot of stores need a lot of parking.

Mr. Ireland: Are you planning on another entrance west of the school?

Mr. Perry: If the stores grow that much. We are looking to the future. Slate Dr. belongs to me; the road is in but not recorded. Anybody buying houses on Slate Dr. would know if this is commercial land. That whole street belongs to me but has never been dedicated. There are two houses on Slate Dr. but not sold.

No one appeared to speak on this application, either for or against.

Application of Chili Home Builders for approval of Section 2, Chestnut Ridge Manor, consisting of 38 lots.

Mr. Danforth, surveyor, and Mr. Peraino appeared. Also Alfred J. Villone, attorney, representing Mr. Andreano, adjoining property owner.

Mr. Russell of the Sewer Agency did not deliver the proper map so that the Board could study it. Other map was presented showing location, etc., but not in detail. There was some discussion concerning the drainage of the property. It will be necessary to secure an easement from Mr. Andreano.

Mr. Villone: We will gladly give an easement on the condition that the Sewer Agency reimburses Mr. Andreano the cost of putting sewers in there, approximately \$15,000.

Mr. Ireland: We cannot approve this subdivision until this matter is resolved.

Mr. Dungan: We can't give final approval until the proper map has been presented. We haven't seen the map.

Mr. Ireland said he has seen the map; the land is high, sewer is 14 ft. down.

Mr. Danforth explained they had changed Section 1 to Section 2. The property is down the east side of Chestnut Ridge Rd.

Mr. Peraino needs an outlet from his property through Mr. Andreano's for drainage.

No one appeared to speak on this application.

Application of Wel-Mel Construction Corp., 145 Lake Ave., for approval of Hillary Heights Subdivision, located north side of Chili Ave. Situated in part of Town Lots 189 and 190, Town of Chili.

Present were: Benjamin Wel, Engineer; Mr. Schultz & Mr. Ackerman, surveyors; Jos. Melio, representing the builder.

Map of subdivision was presented; also a profile map.

This property is located on Chili Ave. near Stottle Rd. west of the church. There is one entrance, 4 roads, Sunridge Dr., Hopeton Dr., Hillary Dr., Lawnsbury Dr.

Mr. Ireland informed them they would have to have some sort of temporary turn-arounds on the two dead-end streets. Mr. Short and Mr. Dungan also studied the map with the Board. There was some discussion regarding these dead-end streets. Mr. Dungan said he did not like to see any creek running along a side lot line as shown on two lots. These should be piped, at least past the house 10 ft. or so. There was a long discussion as to various means of solving this problem. An easement has been provided for creek drainage on their property.

It will be necessary to change the creek or obtain an easement from the adjoining property owner, Patrick O'Brien for a portion of the creek.

The Board studied the profile map with Mr. Short and Mr. Dungan. Applicants were informed a drained district must be formed.

Mr. Melio stated he would like to start as soon as possible and would like to grade and then put in the underground right now, and asked if the board could give some kind of permission. Mr. Ireland said he could be given a preliminary approval pending all the stipulations set forth by the Planning Board. The lot layout and street layout and lot size are satisfactory.

Mr. Dungan said he would like to see a three in one instead of a two in one slope on the creek. There is an easement allowing the town to go in and clean it out. There was more discussion regarding the creek along the side of lot #104. They then discussed method of provision for storm water drainage and cellar infiltration water.

No one appeared to speak on this application.

Mr. Carbone appeared and presented map of three 50 ft. lots on Ford Avenue which he would like to make into two 75 ft. lots for discussion with the Board. Mr. Ireland said he would speak to the supervisor regarding procedure for this.

Mr. Blake appeared and presented for discussion map of three lots on Tarrytown Rd. off Chestnut Ridge Rd.

#### DECISIONS OF THE BOARD:

WEL MEL CONSTRUCTION granted preliminary approval of Hillary Heights Sub. located north side of Chili Ave. situated in part of Town Lots 189 and 190 with the following stipulations: 1. Form storm water Drainage District. 2. Furnish Letter of Credit for improvements. 3. Monuments to be set at outer corners of approved subdivisions. 4. Must have approval of Monroe County Dept. of Health. 5. Resolution of details of storm water drainage along north lot line of lot #104. 6. Disposal of cellar infiltration water and storm water from downspouts. Members voted as follows: Mr. Craw yes, Mr. Bean yes, Mr. Walls yes, Mr. Ireland yes.

OLIVER W. PERRY: Made recommendation to Town Board to change property as per advertisement from E residential to commercial. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Bean yes, Mr. Ireland yes.

PAUL PERAINO - Reserved decision on approval of Section 2, Chestnut Ridge Man

Recommended to Town Board rezoning of James Harper property from Industrial to EE residential. Members voted as follows: Mr. Craw yes, Mr. Bean yes, Mr. Walls yes, Mr. Ireland yes.

June Yates, Secretary

## PLANNING BOARD

July 9, 1963

The meeting was called to order and roll was called with the following members present: Selden Crow, John Walls, Ernest Keasling, Frederic Bean, and the Chairman, Winsor Ireland. Also present were the Building Supt., William Davis, and the Town Engineer, James Dungan.

Application of Eugene Evangelist, 2707 Clover Rd., Pittsford, N.Y., for approval of Section II Westside Acres, part of Lot 53, consisting of lots 35 through 94.

Mr. Evangelist presented maps, profile and contours. The maps have not been changed since they were in previously. Anthony Malone, engineer, also appeared with Mr. Evangelist. Mr. Ireland inquired as to the storm water drainage situation. Mr. Evangelist explained that Mr. Barber, who owns the adjoining property, has agreed to give him an easement to go through his property with a ditch and will put this in writing. There was then some discussion concerning Section I which consists of 34 houses. Mr. Evangelist stated that at the time of approval of Section I a Drainage District was formed on the whole property. There was some question regarding this. If this was not done, it will be necessary to form a Drainage District for Section II. Mr. Ireland said he would find out about it. There was more discussion regarding drainage. Mr. Ireland said probably he and Mr. Dungan should go in on the property to see if there was enough fall. Mr. Malone presented a drainage plan tentatively plotted for the whole property owned by Mr. Evangelist. There is a  $2\frac{1}{2}$  ft. to 3 ft. fall across the Barber property. Mr. Barber has a farm pond which will be fed by this ditch. Mr. Dungan said the Town Board will insist that the extension into the Barber property be incorporated into the drainage district.

They then discussed extension of sewers through lots 44, 45 over to the next section of the street.

No one appeared to speak on this application.

Application of Thomas Buttarazzi, 10 Adella Circle, for approval of Section 5, Sandy Mount Manor, Town of Chili, consisting of 13 lots, 56 through 68.

Mr. Buttarazzi appeared with his <sup>engineer</sup> attorney, R. A. Morrison of Morrison & Morrison, 455 Lake Ave., 14608, and presented maps.

Mr. Morrison: This is the second last section we will have in the whole area. It is actually all built up to raul Rd. Up to this point, we had no sanitary or storm sewers. We have ditches along the existing lots. There are presently sanitary sewers on Phyllis Lane. We are planning on picking up the storm water and carrying it cross lots into an existing ditch and discharging into two lots owned by Mr. Buttarazzi. All the lots meet the required lot sizes. This also joins up with proposed road on the other side on the adjoining property to the west.

Mr. Besell, 16 Adella Circle: We are trying to start a storm water drainage district down there now. If this goes through, why can't they just be in it? This would be a storm water district for the whole tract. We are waiting for estimates on cost. There are about 37-40 people involved, and we need to get 51%. The estimate comes up at the Town Board meeting on July 17, 1963.

Mr. Dungan: The Town Board was asked to have an estimate ready for the 17th. If it looks feasible and has public support, then it might be quite acceptable that the town would allow them to do something like that. Then this design would have to fit in with that.

There was more discussion regarding drainage.

Mr. Morrison asked that Mr. Buttarazzi and he be notified if a date for a hearing for a storm water drainage is set.

The Board then studied the following maps:

Map of Chestnut Ridge Manor, Section II. Mr. Peraino wants to hook onto the sewer of adjoining property owned by Mr. Andreano by hooking onto the manhole.

Hillary Heights Subdivision.

The Board discussed the Public Hearing re: Hillary Heights Drainage District to be held on July 17, 1963, at 9:30 P.M.

The following people were notified of this Public Hearing:

Mrs. Louis Krenzer, 21 Brookview Dr.

Donald Yawman, 3668 Chili Ave.

Gordon Nichols, 1 Brookview Dr.

George Ater, 19 Brookview Dr.

DECISIONS OF THE BOARD:

EUGENE EVANGELIST - Map of Westside Acres, Section II, part of Lot #53, consisting of lots 35 through 94, Town of Chili, was approved pending incorporation of the Drainage ditch through the Barber property into the Storm Water District. 2. Furnish Letter of Credit for Improvements, 3. Monuments to be set at outer corners of approved subdivision, 4. Must have approval of the Monroe County Dept. of Health, 5.

Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Bean yes, Mr. Keasing yes, Mr. Ireland yes.

THOMAS BUTTARAZZI - Board reserved decision on this application until they obtain more definite information regarding proposed Drainage District in existing parts of the subdivision of Sandy Mount Manor.

June Yates, Secretary

## PLANNING BOARD

August 13, 1963

The meeting was called to order, and roll was called with the following members present: Selden Crow, John Walls, Frederic Bean, Ernest Keasling, and the Chairman, Winsor Ireland. Also present were the Building Supt., William Davis, and the Town Engineer, James Dungan.

Application of Gates Development Corp. for approval of Section 2, Bright Oaks Subdivision.

Robert Brown, engineer, appeared and presented maps.

There was some discussion regarding culvert across Paul Rd. The size of this culvert should be increased. Mr. Brown felt that if Caldwell & Cook put in the culvert, Mr. Buttarazzi should share in the cost of it.

Mr. Dungan: We are in the process of considering a drainage district over there. If you can get it in the drainage district, there would be a way of financing it. Archer Acres Drainage District goes into this too. I think this is something the State should take care of. It isn't strictly local, as this is a State Highway.

There was more discussion concerning drainage and Mr. Dungan said the only thing that was their main concern was the culvert. Mr. Brown suggested a general meeting of the concerned parties to see what could be done. This should include Mr. Buttarazzi and Mr. Communale. The State is not willing to do anything about it. Mr. Dungan said he would see if he could get a meeting together to include Mr. Lusk and himself.

Application of Gates Development Corp. for approval of resubdivision of lots 29-33 of Archer Acres, located on Paul Rd.

Mr. Brown presented maps and explained the original six lots across the front were now five lots. There was more discussion regarding the culvert across Paul Rd. Mr. Dungan explained the Town Board would not go along with this until the culvert question is settled. The lot layout is o.k. These lots would all have entrance on the new street instead of Paul Rd. Mr. Ireland said there are no drainage facilities at all other than road side gutters. There is no storm sewer on the State road.

Mr. Arthur LaDieu appeared and presented for study by the Board maps of property located bordering the Town of Gates and running to the expressway from Westside Dr. This consists of 33 acres. Aerial photos were presented also. This was a general layout, the survey is not completed. Mr. Dungan said he felt the Town Board would required that they have an easement through a small portion of the Town of Gates for purposes of cleaning in the event of blocking of the drainage ditch which crosses there. This easement should be part of the Storm Water Drainage District. Mr. Ireland said the layout was acceptable, the only question was regarding a few lots 4 ft. nearer than required at the building line, but large enough in required area.

Mr. Ireland then inquired regarding Sandy Mount Manor, Section 5, and Mr. Dungan replied there would be a meeting August 14, 1963 about this Drainage District.

Mr. Keasling then inquired regarding their expansion of Roberts Wesleyan College and Mr. Ireland said the Planning Board is not concerned in this as it is not being subdivided.

## DECISIONS OF THE BOARD:

GATES DEVELOPMENT CORP.- Board approved resubdivision of lots 29-33 of Archer Acres, located on Paul Rd. Members voted as follows: Mr. Crow yes, Mr. Walls yes, Mr. Bean yes, Mr. Keasling yes, Mr. Ireland yes. Board granted preliminary approval of Bright Oaks Subdivision, Section 2, pending the following: 1. Form Storm Water Drainage Dist., 2. Furnish Letter of Credit for improvements, 3. Monuments to be set at outer corners of approved subdivision, 4. Must have approval of Monroe County Dept. of Health, 5. Solution of storm water problem of the storm water culvert under Paul Rd. Members voted as follows: Mr. Bean yes, Mr. Crow yes, Mr. Walls, yes, Mr. Keasling yes, Mr. Ireland yes.

Special Meeting  
PLANNING BOARD

September 6, 1963

The meeting was called to order, and roll was called with the following members present: Selden Crow, John Walls, Ernest Keasling, Frederic Bean, and the Chairman, Winsor Ireland.

Application of Charles R. Valenza, Attorney for the purchaser, to rezone the following property from industrial to commercial: 26 acre parcel located approximately 850 ft. westerly from Scottsville Rd., a rectangular piece of land approximately 510 ft. in depth, approximately 1300 ft. in width at 1891 Scottsville Rd.

Mr. Valenza appeared with Mr. Storms, builder from Lima, of S L M Development Corp.

Mr. Valenza presented map of the property.

Mr. Valenza: We have in mind part of the old Crowley farm. This is a rough map of the Crowley farm, about 91 acres. The area we are interested in sits back up on the hill. We are contemplating two parcels. The first parcel we would buy immediately for use is 8.59 acres on the brow of the hill. We have a two-year option for an additional 15 acres in back of this property. This totals to about 23½ acres instead of the 26 as advertised. There are houses in the front part of the first parcel. The setback would be quite a bit behind the present house. We have in mind a 40-bed nursing home. (Mr. Valenza showed preliminary plans drawn by an architect expert in hospital work which were designed for Livonia but were not used. This would be similar) This is a one-story plan, fireproof, of masonry and brick outside. Several doctors and nurses worked with the architect. This would have a central nursing station. All service areas are out in one wing. There would be all single or double rooms, with patios and terraces, which would allow patients to go out into the grounds. All plans must be approved by several departments of the State and County. They are all checked out very carefully. This would face Scottsville Rd. The tentative name is Scottsville Nursing Home. (Mr. Valenza presented map of side elevations, also engineers plan).

Richard Root, 18 Grayson Rd., and Harry L. Oblein of 13 Grayson Rd. were present at this meeting.

Mr. Ireland: Would the parking area be in the front?

Mr. Valenza: That depends on the final disposition of it. I assume the most convenient parking would be in front.

Mr. Ireland: They have sanitary sewers and water.

Mr. Valenza: This doesn't go all the way back to the railroad track, it is about 800 ft. back from Scottsville Rd., well in the middle of the farm.

Mr. Root: How about the property left in front? Will that still remain industrial so that anything can go in there?

Mr. Ireland: It is true anything could go in there which was industrial. Why did you select this particular piece?

Mr. Valenza: We wanted it up on the hill and back away from the road. We try to get the patients out from the bustle of the city. The main advantage of this site is when the outer loop, etc. are finished, this will not be too difficult to get to from the city. We have enough land so that even if light industrial does come in it won't be right on our doorstep. We have a right-of-way which has an angle which would pretty much preclude anything of much size going in front. We have the present drive as it is now, which branches south.

Mr. Bean? How far is this from the Convalescent Hospital for Children?

Mr. Ireland said it is about a mile away. This is just south of Riverdale.

Mr. Bean? How far is it from the railroad?

Mr. Valenza: I don't know how far, but a pretty fair chunk. Nursing homes used to be a dirty word. There is a need for this type of facility. The Brightonian and the Pavilion are the two newest ones nearby. There is quite a bit of thought given to this step-down care center. Hospitals are so expensive that recuperatives have a need for this type of institution which is about 1/2 the hospital rate and they have nursing supervision. The State Law requires at least one registered nurse for each 16 patients around the clock. Recently there have been great strides made in remotivation programs for elderly people where not only physical care is given, but some attention is being paid to do something to keep them interested and occupied, such as lectures, visits, etc. This is one of the

State of New York

COUNTY OF MONROE,

CITY OF ROCHESTER.

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Legal Notice

NOTICE IS HEREBY GIVEN that there will be a public hearing of the Planning Board of the Town of Chili to be held in the Chili Town Office at 3235 Chili Avenue, Rochester 24, New York on Friday, September 6, 1963 at 8:00 P.M. to consider the following application:

Application of Charles R. Valenza, attorney for purchaser, to rezone from A-Industrial to B Commercial the following described property: a parcel of land being approximately 26 acres located on Scottsville Road in the Town of Chili, New York, in Town Lot 147 and being a parcel of land taken from a farm located on Scottsville Road commonly known as Crowley Farm. Said 26 acre parcel of land is located approximately 850 feet westerly from Scottsville Road and is a rectangular piece of land approximately 510 feet in depth and approximately 1,300 feet in width, according to a survey made by Smith and Denluck, licensed surveyors.

All interested parties are requested to be present.

By order of the Chairman of the Planning Board of the Town of Chili,  
WINSOR IRELAND

1-U-1x-Tues. 8/27

Eleanor E. Williams

..... being duly sworn, deposes and say that she is principal clerk in the office of the ROCHESTER TIMES-UNION a daily newspaper published in the City of Rochester, County and State aforesaid, and that a notice of which the annexed is a printed copy, was published in the said paper on the following dates:

August 27, 1963

*Eleanor E. Williams*

Sworn before me this 27th day of August 1963

*Rosemary C. Neubert*

ROSEMARY C. NEUBERT

Notary Public

NOTARY PUBLIC, State of N. Y., Monroe County

My Commission Expires March 31, 1964

things we intend to do with this institution. There will be a pilot project for some new techniques. I think this is a good project, intrinsically and inherently and good for the town. This is a private proprietary home. It would be paying taxes to the town, yet would not be in a sense requiring services of the town, such as schools.

Mr. Walls: What will be the cost of this?

Mr. Valenza: About \$300,000.00 or so.

Mr. Root: This has nothing to do with retirees?

Mr. Valenza: This is strictly convalescent care. That these new good facilities drive out the bad ones is made plain by the State and the County. There is quite a need for this type of institution. If there are not private homes, then there will be government ones. This type of institution is envisioned in Medicare. Some of the local hospitals are planning this type of step-down facility. Width should be 510 ft., depth 1300

front is zoned industrial. Mr. Ireland stated anything can be built in industrial which is allowed in the ordinance, otherwise a variance is required.

Mr. Oblein voted in favor of this request.

Mr. Root also voted very much in favor of this.

Mr. Valenza said they would make every effort to get started before the building season ends. The old Crowley home may not be razed, but may be used as one of their buildings.

No one else appeared to speak on this application.

#### DECISION OF THE BOARD:

It was the decision of the Planning Board to recommend to the Town Board the rezoning of the following property from industrial to commercial:

A parcel about 23½ acres located approximately 850 ft. westerly from Scottsville Rd., a rectangular piece of land approximately 510 ft. in width and approximately 1300 ft. in depth at 1891 Scottsville Rd. Members voted as follows: Mr. Crow yes, Mr. Walls yes, Mr. Bean yes, Mr. Keasling yes, Mr. Ireland yes.

June Yates, Secretary

#### Special Meeting ZONING BOARD OF APPEALS Sept. 6, 1963

The meeting was called to order and roll was called with the following members present: Mr. Hunter, Mr. Bubel, Mr. Pfenniger, Mr. Strassner.

The purpose of this meeting was to reach a decision regarding application of John Syracuse on which decision was reserved at the meeting on August 27, 1963.

#### DECISION OF THE BOARD:

JOHN SYRACUSA: Denied variance to construct and operate a ready-mix concrete plant at 140 Paul Rd. in A Industrial Zone. Members voted as follows: Mr. Pfenniger yes, Mr. Strassner no, Mr. Hunter no, Mr. Bubel abstain.

June Yates, Secretary

## PLANNING BOARD

Sept. 10, 1963

The meeting was called to order, and roll was called with the following members present: John Walls, Selden Crow, Ernest Keasling, and the Chairman, Winsor Ireland. Also present was the Building Insp., William Davis, and the Town Engineer, James Dungan.

Application of Eugene Evangelist, 2707 Clover St., Pittsford, for approval of map for Section 2, Westside Acres Subdivision, being part of Town lot 53, Town of Chili.

Mr. Evangelist appeared with Tony Malone, engineer, and presented maps, also copies of estimates of engineer for Section 2, Westside Acres. Section 2 consists of 60 lots. Mr. Evangelist explained the 30 ft. easement ditch would be done in a day or so. Mr. Dungan stated he and Mr. Ireland would like to walk through and see this ditch before giving approval on the map. They would try to do this before the next Town Board meeting on Sept. 17, 1963. Mr. Malone said they were going before the Town Board for a Drainage District at this time.

No one appeared to speak on this application.

Robert Brown appeared with map of resubdivision of Section 1 Bright Oaks Subdivision, lots 32 and 41 into lots R32 and R41, at the corner of Bright Oaks Dr. and Red Bud Rd.

The wrong work sheet was used the the dimensions on these two lots were wrong, just a copying error. Mr. Brown stated the Gates Development Corp. would like a letter from Mr. Dungan saying whether the re-located creek is acceptable. Mr. Dungan replied that it looks good, but he would like to go down when it is raining.

D. Danforth, Engineer and Mr. Vapp of Vapp Inc. appeared with map of Chestnut Ridge Manor Section 2 for discussion. Section 1 is on file. Mr. Dungan said they would probably have to have an easement for storm water across the property even if it was only temporary. Lot #36 is too small. Mr. Ireland and Mr. Dungan will take a walk down and look at the property.

Robert Jhaske, engineer of Morrison and Morrison, appeared with Thomas Buttarazzi with map of Adela Circle for discussion. Mr. Ireland stated they had been waiting to see whether the adjoining property owners were trying to form a drainage district. If not, they would have to start from scratch. Mr. Dungan and Mr. Ireland said the sewer pipes and gutters, etc. were fine, but they felt Mr. Buttarazzi should get an easement from the people across the back of the adjoining lots down to the storm sewer. It is the town policy to get these easements so they can control the storm water situation. Mr. Dungan and Mr. Ireland said they would look at it themselves and see if the Town would accept easements across the back of these lots. There was more discussion regarding drainage.

Michael Piazza appeared concerning the balance of the Golisano property adjoining the shopping center. They have sanitary sewers and water. There was more discussion regarding easements and drainage. Mr. Piazza said he would like to get together some time with Mr. Ireland and Mr. Dungan so they could go over the property together.

Harvey Rose appeared with Mr. Carmichael and Mr. Mer with map of property on Union St. south of Black Creek showing proposed subdivision. This is just a preliminary plan to get all opinions possible. This is outside but adjoining the sewer district. Mr. Rose said he was told they could get into the district, but an entrance fee has not been arrived at. He was informed the street layout was o k and the lot layout in general was o k with small changes.

### Legal Notice

NOTICE IS HEREBY GIVEN that there will be a public hearing of the Planning Board of the Town of Chili to be held in the Chili Town Office at 3235 Chili Avenue, Rochester 24, New York, on Tuesday, September 10, 1963, at 8:00 P.M. to consider the following application:

1. Application of Eugene Evangelist, 2707 Clover Street, Pittsford, New York, for approval of map for Section 2 Westside Acres Subdivision being part of lot 53, Township 2, Range 1, Town of Chili, New York.

All interested parties are requested to be present.

By order of the Chairman of the Planning Board of the Town of Chili.  
WINSOR IRELAND

T-U-11-AUG. 31

## DECISIONS OF THE BOARD:

EUGENE EVANGELIST - Decision reserved on this until Mr. Ireland and Mr. Dungan have looked at the property.

GATES DEVELOPMENT CORP. - Board approved resubdivision of lots 32 and 41 into lots R 32 and R 41, Section 1, Bright Oaks Subdivision. Members voted as follows: Mr. Walls yes, Mr. Craw yes, Mr. Keasling yes, Mr. Ireland yes.

June Yates, Secretary

## PLANNING BOARD

## SPECIAL MEETING

Sept. 17, 1963

The meeting was called to order and roll was called with the following members present: Selden Craw, John Walls, Ernest Keasling, and the Chairman Winsor Ireland. Also present was the Building Supt. William Davis.

Application of Joseph Andreano Inc. for approval of resubdivision of map of Map of Majestic Heights, lots AR 2, R 3, R 4, and AR 5.

Mr. Perrone appeared with maps showing that each side lot line had been moved 5 ft. The size and square footage remains the same for each lot. R 4 and AR 2 were in violation. They staked to the old existing map which was wrong, and built the houses. They took a tape location and found the houses were in violation. This is just shifting the lines to make the houses conform. When this is corrected, none of the houses will be in violation.

No one appeared to speak on this application.

## DECISION OF THE BOARD:

JOSEPH ANDREANO, INC. - Board approved resubdivision of map of Majestic Heights, lots AR2, R3, R4, and AR 5. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Ireland yes.

EUGENE EVANGELIST - Board voted to approve Section II of Westside Acres subdivision, but not to accept the drainage easement through the Barber Farm until work on the drainage ditch has been completed. Board voted as follows: Mr. Craw, Mr. Walls <sup>yes</sup> yes, Mr. Keasling yes, Mr. Ireland yes.

## DECISIONS OF THE BOARD:

EUGENE EVANGELIST - Decision reserved on this until Mr. Ireland and Mr. Dungan have looked at the property.

GATES DEVELOPMENT CORP. - Board approved resubdivision of lots 32 and 41 into lots R 32 and R 41, Section 1, Bright Oaks Subdivision. Members voted as follows: Mr. Walls yes, Mr. Craw yes, Mr. Keasling yes, Mr. Ireland yes.

June Yates, Secretary

## PLANNING BOARD

## SPECIAL MEETING

Sept. 17, 1963

The meeting was called to order and roll was called with the following members present: Selden Craw, John Walls, Ernest Keasling, and the Chairman Winsor Ireland. Also present was the Building Supt. William Davis.

Application of Joseph Andreano Inc. for approval of resubdivision of map of Map of Majestic Heights, lots AR 2, R 3, R 4, and AR 5.

Mr. Perrone appeared with maps showing that each side lot line had been moved 5 ft. The size and square footage remains the same for each lot. R 4 and AR 2 were in violation. They staked to the old existing map which was wrong, and built the houses. They took a tape location and found the houses were in violation. This is just shifting the lines to make the houses conform. When this is corrected, none of the houses will be in violation.

No one appeared to speak on this application.

## DECISION OF THE BOARD:

JOSEPH ANDREANO, INC. - Board approved resubdivision of map of Majestic Heights, lots AR2, R3, R4, and AR 5. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Ireland yes.

EUGENE EVANGELIST - Board voted to approve Section II of Westside Acres Subdivision, but not to accept the drainage easement through the Barber Farm until work on the drainage ditch has been completed. Board voted as follows: Mr. Craw, Mr. Walls <sup>yes</sup> yes, Mr. Keasling yes, Mr. Ireland yes.

### Legal Notice

NOTICE IS HEREBY GIVEN that there will be a special public hearing of the Planning Board of the Town of Chili to be held in the Chili Town Office at 3235 Chili Avenue, Rochester, New York, on Tuesday, September 17, 1963, at 8:00 P.M. to consider the following application:

Application of Joseph Andreano, Inc. for approval of resubdivision of lots of Majestic Heights, lots AR-2, R-3, R-4 and AR-5.

All interested parties are requested to be present.

By order of the Chairman of the Planning Board of the Town of Chili.

WINSOR IRELAND

T-U-IX-PN. 9/6

## PLANNING BOARD

October 8, 1963

The meeting was called to order, and roll was called with the following members present: Selden Crow, John Walls, Ernest Keasling, Frederic Bean, and the Chairman Winsor Ireland. Also present were: Building Supt. William Davis, Highway Supt. Herbert Short, Town Engineer James Dungan.

Application of Walter Regan, Stottle Rd., Churchville, N.Y., for approval of map of Walter Regan Subdivision Lots 1 to 7 inclusive situate on the northwest corner Town Lot 18, Town of Chili, N.Y.

Mr. Ireland presented map and stated this is on the corner of Town lot 18 almost opposite Striker Rd. It consists of 7 road front lots 100 ft. wide by 450 ft. deep. One is 153 ft. wide. There is no water and it is all high ground.

Mr. Dungan: How do the wells check out?

Mr. Ireland: We had a sample of 3 wells, all good. They don't approve any subdivision with individual wells in the Health Dept. without sampling at least 3 wells within a certain area.

Mr. Dunga: Does he have any other land?

Mr. Davis: He has 33 lots facing on Stottle Rd., Bowen Rd., and Striker Rd. He has a lot of land.

No one appeared on this application.

Application of Charles S. Glidden, Buffalo Rd., North Chili, N.Y. for approval of map Charles Glidden Subdivision, Attridge Rd., Lots 1 to 5 inclusive, Town Lot 104, Town of Chili, N.Y.

Mr. Glidden appeared with engineer Rod Leland and presented maps.

Mr. Glidden: This is on the east side of Attridge Rd., the lots are all 100 ft. by 200 ft.

Mr. Dungan: Isn't there a county law that you must donate an additional 1/2 rod of road before they will approve it now?

Mr. Leland: That is right.

Mr. Dungan: If you go ahead and file with the County Planning Commission, you may find your lots 190 ft. instead of 200 ft. This is a 3 rod road.

Mr. Leland: This was surveyed and accepted as a 3 rod road for Mr. Edwards, and we continued on for Mr. Glidden.

Mr. Dungan: The lots are big enough even if they were 190 ft.

Mr. Ireland: The leech fields are all in the back. There is a water line there. It goes way to the town line.

No one appeared on this application.

Robert Brown appeared for Caldwell & Cook with a changed map of Bright Oaks Subdivision.

Mr. Brown: This particular map has been changed from the original in that it deletes the entrance from Paul Rd. in Section 2. The State refused to give a permit on the original with access to Paul Rd. They said it would aggravate the traffic condition on Chili Ave. There is also the drainage problem. A culvert too small for the road was put in there and created a barrier for the natural line of flow. Mrs. Jacobs, opposite Bright Oaks, said not to put the creek on her side of the road. We would like to know whether we can amend our present plans which have not been filed and delete this front on Paul Rd., or file the original and then present this as a resubdivision. Eventually there will be an outlet on Archer Rd. There is also the possibility that Caldwell & Cook may buy the Wilcox property and the Zuber property and then come out on Marshall Rd. The distance from Chili Ave. to Paul Rd. is about 3/5 mile. Adjacent to us is Buttarazzi who already has an entrance on Paul Rd. Buttarazzi is not back far enough for Caldwell & Cook to tie in.

Mr. Dungan: From what I have heard the objection the State has to this entrance is not the ~~axx~~ traffic but the drainage. I feel if the drainage problem was solved you would have no trouble getting the entrance.

Mr. Brown: They are using the entrance as a means of holding this up. Mr. Lusk indicated this made no difference to the town, but they

### Legal Notice

NOTICE IS HEREBY GIVEN that there will be a public hearing of the Planning Board of the Town of Chili to be held in the Chili Town Office, 1233 Chili Avenue, Rochester 24, New York on Tuesday, October 8, 1963, at 8:00 P.M. to consider the following applications:

1. Application of Walter Regan, Stottle Road, Churchville, New York, for approval of map of Walter Regan Subdivision Lots 1 to 7 inclusive situate on the northwest corner, Town Lot 18, Town of Chili, New York.
2. Application of Charles S. Glidden, Buffalo Road, North Chili, New York, for approval of map Charles Glidden Subdivision Attridge Road, Lots 1 to 5 inclusive, Town Lot 104, Town of Chili, New York.

All interested parties are requested to be present.

By order of the Chairman of the Planning Board of the Town of Chili,  
WINSOR IRELAND

L.V. - 11 - Sept. 28

would not approve until the drainage was taken care of.

Mr. Dungan: If the drainage is taken care of then the Paul Rd. Entrance is logical. You can't proceed with anything until the drainage is straightened out.

Mr. Brown: I don't think the Town Board would not permit that construction would go on.

Mr. Dungan and Mr. Leland then discussed with Mr. Lusk a meeting which was supposed to have taken place with Mr. Van Lare, Mr. Perry, Mr. Lusk. Mr. Lusk said this meeting did not take place.

There was more discussion regarding drainage and the culvert, also the fact that the one entrance on Chili might create a hazard in case of fire, also the amount of traffic using the one entrance. Briefs regarding this problem on Paul Rd. have been sent to Albany but nothing has been heard of yet. Mr. Brown suggested a way they could proceed with storm and sanitary construction in such a way that either plan could be followed and this was acceptable to the Board.

D. D. Davis appeared with map of Creekview Extension Amended consisting of 8 lots. Four of these lots are now on the sewer. Mr. Dungan said Mr. Davis should show on the map sewer easement on lot R77. They then discussed with Mr. Short the size of the cul-de-sac which shows a 50 ft. radius pavement. Mr. Dungan said he should have his engineer design a 60 ft. radius pavement. Mr. Short said they can't get the big trucks around the smaller one. Mr. Davis said he wanted to get the four lots on the sewer approved. The map is the same as before when approved a couple of years ago. He was advised he should get a separate resubdivision map of those four lots showing sewage disposal, drainage, etc. Mr. Ireland and Mr. Dungan said they would get in touch with Mr. Davis and go up and look at the property.

#### DECISIONS OF THE BOARD:

WALTER REGAN - Map of Walter Regan Subdivision Lots 1 to 7 inclusive on the northwest corner Town Lot 18 approved pending formation of drainage district, Monuments to be set at outer corners of subdivision. Members voted as follows: Mr. Craw yes, Mr. Bean yes, Mr. Keasling yes, Mr. Walls yes, Mr. Ireland yes.

CHARLES GLIDDEN - Board approved map of Charles Glidden Subdivision, Attridge Rd., Lots 1 to 5 inclusive, Town Lot 104, pending formation of drainage district, approval of Monroe County Dept. of Health, setting of monuments at outer corners of subdivision. Members voted as follows: Mr. Bean yes, Mr. Craw yes, Mr. Keasling yes, Mr. Walls yes, Mr. Ireland yes.

June Yates, Secretary

## PLANNING BOARD

November 12, 1963

The meeting was called to order and roll was called with the following members present: Selden Crow, John Walls, Frederic Bean, Ernest Keasling, and the Chairman, Winsor Ireland. Also present were the Building Supt., William Davis, and the Town Engineer, James Dungan.

Application of Charles E. Glidden for approval of subdivision map 2 B King Rd., part of lots 105 and 106 John Smith Allotment.

Rod Leland, Engineer, appeared for Mr. Glidden and presented maps, consisting of 5 lots and proposed street. Mr. Leland stated these are all standard lots. The water drains south.

Mr. Ireland: Since these are out of the sewer district, these lots will have to be 20,000 sq. ft. The zoning ordinance has been amended.

Mr. Leland said they would just lengthen the lots 30 ft. to meet this requirement, as Mr. Glidden owns the whole thing.

Mr. Dungan said they would have to take a look at it.

No one appeared to speak on this application.

Application of Sparton Homes Inc., 986 Joseph Ave., for approval of Chili Paul Gardens, Section 4, lots 1 through 45, inclusive.

Michael DiPiazza appeared with engineer and presented maps. This property can be connected with the sewer district.

There was some discussion regarding drainage. There is 750 ft. of property with houses already built which is adjacent to proposed road. Some adjoining land has been sold and three lots are reserved by Mr. Golisano for his own use.

Mr. Frengle stated he owns the three lots under discussion. Mr. Golisano at one time was trying to get F.H.A. and V.A. approval for his property and so bought these lots which were then 3,4,5,6 and are now 70-73, and had a filed map. Mr. Ireland said Mr. Golisano had never filed a map of this much with the Town. He may have had maps made but never approved.

There were four lots on maps presented by Mr. DiPiazza which do not have 90 ft. frontage at the building line.

At this time, several persons presented came forward to study the maps.

Mr. Oesterly, 3 Wills Rd. said there are about 40 children around this proposed road and the equipment to be used would be dangerous, also any holes they might dig. He asked the nominal cost of each home and Mr. DiPiazza replied from \$18,500 to \$23,000.

Jos. Malek, 16 Wills Rd. said he lives in the lowest spot around there and was worried about water draining from the proposed subdivision onto his property. Mr. DiPiazza replied they will maintain the grade south of Wills Rd. and will be 100 ft. away.

Mrs. Oesterly asked if they will leave up the big trees and what type of homes they would build. Mr. DiPiazza replied they will leave whatever trees possible and will build ranches and split levels, according to the property involved. She stated Wills Rd. will take all the traffic, and Mr. DiPiazza assured her they will move their equipment in from Chili Ave. Mr. Ireland said he didn't think there would be any problem involved in getting state approval for this road. He then explained the drainage of the storm and sanitary sewers. Spartan Homes will put in the storm sewers which will be piped under the road. There are no lots on Chili Ave. They are going to clean out the present ditch and make a swale with a 3% drop at the rear of lots involved. Mr. DiPiazza explained all improvements are paid for by the builder.

No one objected to this application, and no one appeared in favor.

Application of Anthony Vastola, 611 Plank Rd. and Robert E. Sleight, 487 Chestnut Ridge Rd., for approval to relocate the common lot line between Lot R-1 Chestnut Ridge Manor and Lot R5 Majestic Heights Subdivision.

Mr. Vastola and Mr. Sleight appeared and presented map of lots in question, just south of the railroad tracks. These are the last

State of New York

COUNTY OF MONROE,

CITY OF ROCHESTER.

SS.

Legal Notice

NOTICE IS HEREBY GIVEN that there will be a public hearing of the Planning Board of the Town of Chili to be held in the Chili Town Office, 3235 Chili Avenue, Rochester 24, New York, on Tuesday, November 12, 1963, at 8:00 P.M. to consider the following applications:

- 1. Application of Sparto Homes Inc., 936 Joseph Avenue, for approval of Chili Paul Gardens Section 4, lots #1 through #43 inclusive, Township 2, Range 1, Town of Chili.
2. Application of Anthony Vastola, 611 Plank Road, and Robert E. Sleight, 487 Chestnut Ridge Road, for approval to relocate the common lot line between lot #R-1 Chestnut Ridge Manor and Lot #R-5 Majestic Heights Sub-division.

3. Application of Charles E. Glidden for approval of subdivision map 2 B King Road, part of lots 105 and 106 John Smith Allotment, Township 2, Range 1, Town of Chili.

All interested parties are requested to be present.

By order of the Chairman of the Planning Board of the Town of Chili. WINSOR IRELAND

T-U-14-Nov-1

Eleanor E. Williams

being duly sworn, deposes and say that she is principal clerk in the office of the ROCHESTER TIMES-UNION a daily newspaper published in the City of Rochester, County and State aforesaid, and that a notice of which the annexed is a printed copy, was published in the said paper on the following dates:

November 1, 1963

[Handwritten signature of Eleanor E. Williams]

Sworn before me this 1st day of November 1963

[Handwritten signature of Rosemary C. Neubert]

ROSEMARY C. NEUBERT

Notary Public

NOTARY PUBLIC, State of N. Y., Monroe County

My Commission Expires March 30, 1964

houses in each subdivision. The common line between them is now at an angle, and their desire is to straighten this line so that it is right down the middle of the two lots, making two rectangular lots.

No one appeared to speak on this application.

Mr. Ireland presented map of Stanley Paul showing Lot 16 on Berry Lane. Mr. Paul is asking for approval of resubdivision of this lot. The present lot is not wide enough at the building line to meet the zoning requirements, so Mr. Paul acquired a small piece of adjoining property to make the lot wider and meet zoning requirements.

No one appeared to speak on this.

#### DECISIONS OF THE BOARD:

CHARLES GLIDDEN - Board reserved decision on this application until a new map is presented showing large enough lots to meet the zoning requirements.

gave preliminary  
SPARTAN HOMES INC. - Board approval map of Chili Paul Gardens, Section 4, lots 1 - 45 inclusive as to street layout and lot size and layout. Final approval pending the following: 1. Form Storm Water Drainage District 2. Furnish Letter of Credit for improvements 3. Monuments to be set at outer corners of approved subdivision 4. Must have approval of the Monroe County Dept. of Health. Members voted as follows: Mr. Walls yes, Mr. Bean yes, Mr. Keasling yes, Mr. Craw yes, Mr. Ireland yes.

ANTHONY VASTOLA AND ROBERT E. SLEIGHT - Board approved resubdivision map of Lot R-1 Chestnut Ridge Manor and Lot R-5 Majestic Heights Subdivision. Members voted as follows: Mr. Bean yes, Mr. Walls yes, Mr. Keasling yes, Mr. Craw yes, Mr. Ireland yes.

STANLEY PAUL - Board approved resubdivision of Lot 16 Berry Lane to lot R-16. Members voted as follows: Mr. Bean yes, Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Ireland yes.

June Yates, Secretary

## PLANNING BOARD

December 10, 1963

The meeting was called to order and roll was called with the following members present: Selden Crow, Frederic Bean, John Walls, Ernest Keasling, and the Chairman, Winsor Ireland. Also present was the Building Supt., William Davis, and the Town Engineer, James Dungan.

Robert Brown appeared for Caldwell & Cook with a map of Section 2, Bright Oaks Subdivision, map #686-3 of the Gates Development Corp. He asked for approval of this map with the exception of an area outlined in red showing lots 90 through 100 on the southeast corner of the subdivision. He stated most of the utilities have been constructed. This map would delete the Paul Rd. exit and include in the lot layout the 60 ft. which had been reserved for a road, with drainage along the back of the lots. The adjoining properties are Mr. Muttarazzi on one side, Mr. Comunale on the other side. There would be possible exits through these properties in the future. Caldwell & Cook have a second option on the Comunale property. Mr. Brown stated they have this all approved except what is outlined in red. This may be handled as Section 3. They will replace the culverts with pipe arches and clean out and broaden the roadside ditch, doubling the capacity of the flow across the road. They could provide a stub into Archer Rd. It has been graded next to Paul Rd. to pick up the low area. The State is insisting the open ditch be maintained. They will not permit filling in the ditches. There was more discussion regarding drainage. Mr. Brown suggested a time limit could be set by which Caldwell & Cook would have to provide another outlet for the subdivision. It would probably take better than all of next year to develop this section.

CALDWELL & COOK - The Planning Board reserved decision on the request of Caldwell & Cook for approval of map of Section 2, Bright Oaks Subdivision with the exception of lots 90 through 100 on the southeast corner as shown on Map #686-3 of the Gates Development Corp.

Harvey Rose appeared with Mr. Carmichael and Mr. Mer with map of his property on Union St. south of Black Creek showing revised map of proposed subdivision. The plan showed re-routing of the creek in the subdivision. There was some discussion regarding drainage of storm water and sanitary water, also height of pavement. Contour maps were presented. There would be 248 houses in the subdivision. Mr. Rose said he would like to have tentative approval give to the Sewer Agency to aid him in getting into the Sewer District, which he is adjoining. Mr. Rose stated he will attend the next Sewer Agency meeting with Mr. Lusk. He was advised he could apply for preliminary approval of the overall map, and then for final approval of the map, section by section. This could be done for the January meeting of the Planning Board.

June Yates, Secretary