

2030 Comprehensive Plan Committee Meeting
4/17/2017

A meeting of the 2030 Comprehensive Plan Update Committee was held on April 17, 2017 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 6:00 p.m. The meeting was called to order by Supervisor David Dunning.

PRESENT: Supervisor David Dunning, Ron Brand, RLP Plans, Paul Wanzenried, Building Department Manager, Al Hellaby, Planning Board VC, James Ignatowski, AAC Chair, Dorothy Borgus, Resident.

Supervisor Dunning: I would like to start out with the minutes from the last meeting I assume everyone got them. Any issues any changes. So, can we approve them, everyone good with them?

Dorothy Borgus: Yes.

David Dunning: Seeing no objections, the minutes from March were approved.

Ron Brand: I am not talking about approving them, I am talking about cutting some of this back and forth out and just reporting on the substitute things rather than not me anybody kind of back and forth thing. I mean we do not need stenographers to capture the just the jest of this and.

David Dunning: Well Dawn is the one transcribing this.

Ron Brand: Yea I know and this is going to drive her crazy.

David Dunning: And if there is unnecessary information in there I do not know where you legitimately cut something out or include and or exclude, I do not know how you would do that legitimately.

Ron Brand: I will read through it, but every time someone said yes or ok there is another line on the page that.

David Dunning: Which would be typical of minutes. Does anyone else have any thoughts on that?

James Ignatowski: They are minutes so they are almost verbatim.

David Dunning: She does not have a problem with it.

Ron Brand: Okay, I am just thinking that it will get a lot more sustained and get the same message across.

David Dunning: All right well.

Ron Brand: And if you listen to the Department of State, you don't have to do verbatim minutes anyways. I just got that off my chest.

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David Dunning: Okay, So we have decided at the last meeting that we are going to review Chapter 3 and Chapter 4 and go over anything that we saw and in either one of those. Is there any other questions from last meeting before we get started? So, we will get started with 3-1.

Paul Wanzenried: Is the Southwestern Agriculture district and the Monroe County Agriculture District the Same, one in the same?

Ron Brand: I think the County has changed the main designation to Agriculture District Number whatever the number one, two, three or four and consolidated them. I will verify that.

James Ignatowski: Ron, sir what do you mean my cultural restraints?

Ron Brand: Cultural is things that are done by people such as the development of the airport for example has constraints on how you can develop the Ag Districts as natural constraints extending utilities into those things that matter and magnitude.

James Ignatowski: I read it and I was thinking that cultural means that it was just based on what they were doing was health throughout their families.

Ron Brand: No, this is more of a culture of community things that affect the manner in which land can be used whether it is a previously known waste disposal site, whether it is flood plan area, whether it is steep slopes all of these cultural aspects which regulations would have an effect on constraining the manner of development.

James Ignatowski: Is that governmental?

Ron Brand: Well that is a part of the culture; government is part of the culture. It is not natural and it is broken down into two types natural or culture. These culture things is where the environmental comes into play. This goes way back in the plan since 1990 when they were trying to distinguish the designation of constraints effecting development.

James Ignatowski: Open Space and Inventory is that ben completed.

David Dunning: Yes and that was one of my questions should that now actually be changed and be referenced as the Open Space Plan more so than the inventory based on this paragraph?

Ron Brand: I think it ought, which where are we?

James Ignatowski: Third paragraph, second sentence in.

Ron Brand: Isn't that called the Open Space Index and isn't that distinguished from the Open Space Plan?

David Dunning: The Open Space Plan and there is an Open Space Inventory, yes they are two different and separate documents. But as this reads "For a more in-depth analysis of existing open space features in the Town, please refer to that Inventory document". Well that is not necessarily accurate the document that would contain the most in-depth features and things would be the Open Space Plan, the Inventory tells us what we have, the Plan says what we want to do with it.

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Dorothy Borgus: Does anybody have a problem with the word “undeveloped” in the first sentence of the introduction?

James Ignatowski: Yea, technically it is not true.

Dorothy Borgus: Something should be said there, but “undeveloped” is very it is true in a way and it is misleading in another way. Open Land would be even better than “undeveloped”. The Town of Chili remains.

Ron Brand: You just say the Town of Chili has large tracks of vacant land.

James Ignatowski: Well we do have a lot of tracks of vacant land but most of it is un-useable because it is wetlands.

Dorothy Borgus: The next sentence kind of takes care of that, “To the uninformed, the availability of vacant land”, but if you read further the second sentence does it. I just did not like the.

James Ignatowski: It says it “the availability of vacant land will continue to attract a diversity of development”.

Dorothy Borgus: Oh, it will.

James Ignatowski: I don’t know.

David Dunning: Anything else on that page?

Paul Wanzenried: Are the natural constraints up to date?

Al Hellaby: Is that updated yearly, because of the development in the town? The numbers have to change if it is correct.

Ron Brand: No, the Open Space Inventory would each year you have development occurring you are effecting the amount of open space that remains, and that report is given to the Town Board. I believe at the end of December every year. So, we would take a look at that from when the Open Space Inventory was completed to see what it looks like today.

Dorothy Borgus: This last paragraph when it talks about “former waste disposal sites” is that still a considerable problem.

Ron Brand: They have done a number of clean ups.

Dorothy Borgus: I did not have time, I was going to go on the DEC website, and I think they track them there?

Ron Brand: They do if they are known.

Dorothy Borgus: Would they be mediate?

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Ron Brand: Mediated as part of the problem too.

Dorothy Borgus: I just wonder if that I don't know I mean it does no harm I guess to leave it, but we don't want to mislead people that read this either.

David Dunning: What would that be specifically referring to, that statement?

Dorothy Borgus: What? "The additional constraint areas".

David Dunning: No, the "former waste disposal sites".

Dorothy Borgus: Oh, my question was are there even enough of them that they should even be mentioned here? I mean I thought most of those were cleaned up.

Paul Wanzenried: That is what David is asking, what sites are they do you know?

Dorothy Borgus: No I was going to look on the DEC website and I get to it.

Ron Brand: Those sites are contained in figure 2-2. That map is one of the things I asked for confirmation of to see if they still exist or if they have indeed been cleaned up. These were identified years ago by the County Environmental Management.

Dorothy Borgus: I think that we need to take a look at that and see if there is two that are active we would not want to make a statement that would say it is a constraint on development as a broad comment.

David Dunning: I think we should.

Ron Brand: The Conservation Board should look at it.

David Dunning: I don't think that would be the right place, I think we go to David Lindsay.

Ron Brand: I know he is working on a number of these maps.

David Dunning: Yes, and that would have been one of the ones he was asked to take a look at.

Dorothy Borgus: According to my notes I would have to go back and be sure but was Conservation supposed to look at this section?

Ron Brand: Well, isn't Bill Steimer part of this committee?

Paul Wanzenried: Negative.

Ron Brand: I get him mixed up, I thought he was here.

David Dunning: I think the only one we are missing is Steve Tarbell.

Ron Brand: Okay, then the Conservation Board what role would you see them playing?

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Dorothy Borgus: Well I thought it was in the plan when we started in my notes from when we began.

David Dunning: There is a note to review the maps and any changes for review.

Dorothy Borgus: Or maybe it was in the minutes, it was mentioned that the Conservation Board was going to review in Chapter 2. The handout that you gave us.

David Dunning: We can have that reviewed, we can have that looked at.

Dorothy Borgus: I read it today I don't know where.

Ron Brand: I don't recall the Conservation Board to do that.

David Dunning: I don't recall that discussion.

Ron Brand: Yes it is on page 3. This is under the constraints analysis not the, it is in Chapter 2.

Dorothy Borgus: Yes it is you are right Chapter 2, Chapter 3 is what we are on right now. See it says the "Conservation Board shall be asked to review this chapter to review the changes necessary to the text", it is on page 3.

Ron Brand: Is that agreeable to the committee?

Dorothy Borgus: I think it should be.

Ron Brand: Can we get a reply back from them, it is not a big chapter.

David Dunning: What would be their charge? What are they reviewing? What would we expect them to return to us?

Ron Brand: What we would expect to return would be their analysis of these maps and the text.

Paul Wanzenried: Maps and text in Chapter 3 for validly?

Ron Brand: That it is still valid yes.

Paul Wanzenried: It just needs to be specific when you give this Board a charge, what you are asking them to do and what you expect to get back.

Ron Brand: I am not looking for anything other than amendments to the text and or maps. I am not looking to create new maps, I think these maps are pretty self-explanatory. Okay, so let's go back to where we were.

Paul Wanzenried: We on the next page 3-2?

David Dunning: I believe we are, anything else on 3-1?

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Paul Wanzenried: Is there anything stating that we are going to expand any of these sewer districts, or water districts or anything like that?

David Dunning: Say that again?

Paul Wanzenried: The extension of it says right here in the first paragraph “the extension of public sewer, water and other utilities” and it also mentions it down in one, two, three, four “Elsewhere new development is also restricted, to a certain degree by the present location and sizing of sanitary sewers and by public water lines”. This is a reoccurring or a redundant theme here. Is there any plans to expand any specifically we are talking South of Beaver road.

David Dunning: No, if you review the other portions of this particular chapter they talk about the lack of or the funding that has gone away and our inability to not just because of funding but to other legalities for the municipality to be able to fund those type of initiatives so anything like that would come from private development which we would have no way of knowing whether or not someone wants to develop something I mean we don't know anything now today.

Ron Brand: To answer your question, I am sensing that we don't have any plans to extend major water or sewer lines.

Paul Wanzenried: We can't, it is fiscally.

David Dunning: It is nearly impossible for us to do as the municipality.

Paul Wanzenried: Then I guess my question then is why isn't there just a blanket statement then “to date districts are as they are unless cost incurred by developer”. Which is a phrase that was used in here in that paragraph.

Dorothy Borgus: “Services are possible however, in some areas of the town with the costs incurred to be borne by developers”. Last sentence in the second to last paragraph.

David Dunning: So what are you asking Paul then, to remove some of that? Simplify that?

Paul Wanzenried: Yea, simplify it and or remove both I think, if you just said that if we go back to paragraph four that “the extension of public sewer, water and other utilities to date is either stagnant or is I don't want to say is built out to the best of its ability but we have done all we can” something of that nature or we have taken it as far as we can. The districts are what they are.

Ron Brand: I understand that, but to the person out there they are not going to understand why and the constraints are because of the regulations that the State and Federal governments have put into place, public policy infrastructure acts as a bear. You just don't extend utilities like they did in the 1960's and 1970's into the rural areas.

Paul Wanzenried: Well, then perhaps Ron take that fifth paragraph which is pretty much what you are just educating us on right now and move that up and relocate it.

Ron Brand: We can do that.

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Paul Wanzenried: Because that it explains that sewer districts are what they are and we are not going to be able to do anything with them from a municipality stand point. In paragraph two “the County Agricultural District was last renewed in 2014 because the last eight years was expired”.

This says last renewed in 2006.

Dorothy Borgus: In the third paragraph is there something more recent in the “Airport Environs Master Plan from February 1991”?

Ron Brand: Yes, there is. The County Airport Environs Master Plan anytime you talk about multi-modal facilities around Beahan Road and it talked about promoting airfreight services all of which according to the County spokesperson I talked to today really hasn’t taken off or gone anywhere because we are not that big base anymore of large industries like back in the 1980’s to support that. Now, what they are doing with it they are going to let us know and don’t have the answer to that tonight. It ties into some of the other things we will need to talk about in the Comprehensive Plan as we look at some of the existing patterns of land use over there off of runway ten, which is Beahan Road area.

David Dunning: 3-3.

Ron Brand: Just to point out the violability of changing scenes over there at the airport, all of a sudden NYS has decided it wants to pump millions of dollars into all of the airports across the state to upgrade those facilities and to change the character of them. We still don’t understand what all the envision means. So we will see how that plays out.

David Dunning: The only thing I had was in the third paragraph on the “Overall Picture of Constraints” the number of “27%” may change with more of the recent developments that have taking place here is that, would that be accurate.

Ron Brand: Yes, to change.

David Dunning: Anyone else have anything on 3-3?

Dorothy Borgus: To add the numbers from page 3-1 it talks about under “Natural Constraints” it says “The natural predominate constraints to development in the town are flood prone areas and wetlands”. And it lists that as “38%” then it goes onto say “A Special Flood Hazard 500-year floodplain” they call that out at “26%” so 26 and 38 is 64, so.

David Dunning: Correct me if I am wrong Ron, but they are not necessarily exclusive of each other.

Dorothy Borgus: You start playing with that 27 in your mind and.

David Dunning: Yea, it does not work out to be as much of the land in Chili.

Ron Brand: There are thousands of acres.

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David Dunning: I do have one comment on figure 3-1 Physical Development Constraints Map, correct me if I am wrong but as I read thru this section I tried to find anything that said Physical Development Constraints. We have Natural Constraints, Cultural Constraints, Development Constraints, Overall, Picture of Constraints, I know other parts of it, but I wonder if the title of that map is appropriate based on the language of the plan.

Dorothy Borgus: You are not saying it doesn't deal with Cultural you just.

David Dunning: No, no I am saying that it is called a "Physical Development Constraints Map" but nowhere in our constraints section here does it, I mean other than to reference this map.

Paul Wanzenried: I think you have to change the chapter to say Physical Development Constraints Analysis.

David Dunning: Thank you, your following me then.

Dorothy Borgus: We are going to say?

David Dunning: Physical Development Constraints Analysis.

James Ignatowski: Then where does Cultural fit in then?

Paul Wanzenried: It falls under the Natural/Cultural all of those fall under the main title, so that the map is indicative of all of those constraints.

Ron Brand: So then on 3-3 at the top the heading of "Overall Picture Constraints" you want to insert the word "Analysis" then it follows the catch.

Dorothy Borgus: What are we going to do then on 3-3?

David Dunning: Physical Development Constraints Analysis. Okay, anything on 3-5?

Paul Wanzenried: I believe there is on the second paragraph "The majority of this land is not envisioned to be needed to support projected growth". Right to Farm, Farmland Protection, this refers to.

Ron Brand: So you are right we need to incorporate that document that has been completed now since this was prepared to emphasize the Strategic Farmland Protection areas in the Southeast portion of the town right.

Paul Wanzenried: Right and I believe that paragraph three "A portion of the area directly south of Black Creek and north of Stryker Road is a logical extension for residential development", but are we not in that right to farm looking to rezone or kicking that back into the AC.

Ron Brand: Your Farmland Protection plan had a specific recommendation that area down by Bowen and Stryker Road that area years ago envisioned to be developed into a greater residential density because of the prospects at the time being able to extend sewers and water and all that good stuff. That is no longer there, so does it make sense to continue to have something there that was based upon those utilities which today governmental regulations at higher levels makes it virtually impossible to provide.

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Al Hellaby: Much of that property was zoned.

David Dunning: It is PRD, it got extended a little too far into the discussions that we have had in our Farmland grant from work that we have been doing is recommend that we look at the areas the properties East of Stryker Road South of Bowen Road I believe it is that are currently zoned PRD to begin a process to investigate the possible re-zoning them back to Agriculture Conservation, so this statement is probably not necessarily going to be accurate moving forward.

I guess there is nothing inclusive at this point.

Ron Brand: No but I have something in there that indicates due to the cost of extending public utilities it is unlikely to occur in the near future. That is more than the near future it is beyond the 2030, unless someone wins a lot of money spending utilities in down there.

Paul Wanzenried: In paragraph four what is the area just north of the Village of Scottsville? Am I talking Old Scottsville Chili Road, Union Street where am I going?

David Dunning: Chili Scottsville.

Dorothy Borgus: Union where it comes into North Road that is the whole area.

David Dunning: This reference the sewer extensions that came up from the Village of Scottsville which is Route 383 and there was potential for the Town of Chili to tap into that sewer at some point but that never came to be. But that sewer extension is still there.

Ron Brand: Right, what this if I recall correctly Monroe County Pure Waters was trying to work with the Village of Scottsville to upgrade their sewage treatment plant and bring it on-line and with bringing their sewer treatment on-line it would have as a result of that increased the capacity of that facility to accept additional flows. Now when you accept additional flows you all of sudden say maybe we ought to change the density down here in this area and encourage more growth and development to occur in this area. Now, did the County not make that connection?

David Dunning: We should verify that, but I believe.

Ron Brand: Dave Lindsay would know.

David Dunning: I believe they did, but I could verify that I don't recall Ron.

Dorothy Borgus: Okay we are back to the same question road wise what are we talking about, what area this says "North of the Village of Scottsville".

David Dunning: Chili Scottsville Road.

Dorothy Borgus: Does Scottsville still have a sewer thing?

Ron Brand: Yes it is right over there by the river.

Paul Wanzenried: By the George Bridge.

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Ron Brand: In the northeast corner of the Village and that is where it is adjacent to the Town of Chili. That is the area we are talking about.

Al Hellaby: Is that facility functioning though?

Too many talking overlapping each other inaudible.

David Dunning: I think Scottsville is still using that, but I thought they had done improvements to that to handle those additional flows I thought that is what I understood from the Supervisor awhile back, but we can verify that. I am not positive of that either Al, but we can look into it and find out from Scottsville it is a simple phone call.

Too many talking overlapping each other inaudible.

Ron Brand: Well there is sewers for those homes there.

Paul Wanzenried: Plant wise, you just said the plant was on the northeast side.

Ron Brand: I thought the sewer plant was on the.

Paul Wanzenried: The sewer plant is on the southeast side, down by the George.

Ron Brand: Is it?

Paul Wanzenried: Near the Town of Chili are junction it is on opposite ends of the.

Al Hellaby: Spectrum.

Paul Wanzenried: That is the only one I know of.

Al Hellaby: I thought they tied into the Ogden sewer district and abandoned that years ago, but.

David Dunning: I know for a fact that they are not GCL, not a part of that. We will look into that a little bit more on that one. I did have on the last paragraph it talks about the "trails systems" I think this is a good place to insert some information about the Black Creek Trail Feasibility Study, which kind of abandoned what this statement is all about and went into a completely different direction.

Paul Wanzenried: I just wrote is this possible?

David Dunning: Well we already know that answer.

Paul Wanzenried: You have a lot of connections here and I don't see any of it making it.

David Dunning: Yea, we know the answer to that one, I think that.

Ron Brand: Well this study was something that was originally was from the GTC right?

David Dunning: Right that study was a direct result of the directions given in this plan and that is where this changes now. That statement should change because of that study.

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Ron Brand: And that is what we are here for is to get that wording changed.

Dorothy Borgus: You are talking about the last paragraph?

Ron Brand: So is that something that you would like to take a shot at or Dave Lindsay.

David Dunning: I can take a shot at that. Anyone else on 3-5? 3-6?

Paul Wanzenried: I don't know how you can make the statement that "the town is rich in land suitable for potential growth and development", when all you have said for the last three, four pages is "hey we are bummed up because we don't have sewers and water".

Dorothy Borgus: I agree with you.

Paul Wanzenried: You could say that "the town is a great place to live".

David Dunning: I think if you took this in a more optimistic light and looked at it as a more comparatively view Chili is certainly more richer than many many other communities in in this area for new development as oppose to re-development where most other communities are fairly well developed out.

Ron Brand: You are a far cry from Irondequoit I will tell you that right now.

David Dunning: But apparently that is the best place for development today according to this most recent study.

Dorothy Borgus: How about just leaving that first sentence out and starting with the second sentence?

Ron Brand: That is fine with me.

Paul Wanzenried: You could say "the town has potential for growth and development", but I don't think you can say "is rich in land and is suitable".

Al Hellaby: Even down along the end of Jetview Drive all those vacant complex's, you got Union Street over here that just right for the picking, I agree with you maybe you just want to eliminate the wording.

Dorothy Borgus: I agree "rich in land" is the part I have a problem with.

Paul Wanzenried: You could say "the Town of Chili has suitable".

David Dunning: Significant.

Paul Wanzenried: "Significant" I am alright with that.

David Dunning: It gives us something, re-word for a sentence. Anything else on 3-6?

Paul Wanzenried: Wait, it says 'the preparation of an Open Space Plan'. It is no longer preparation correct?

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David Dunning: That is correct.

Paul Wanzenried: It is the completed, notated, completed as of such and such a date.

David Dunning: Okay, well that is it for Chapter 3 any questions before we move on?

Ron Brand: Well let's just go back I think that we could perhaps in this last paragraph, insert in here the balance in to protect the farmland areas, the development areas, achieve a balance there. The needs of a growing community will be the challenge of local government.

Dorothy Borgus: Doesn't that last sentence sum that up?

Ron Brand: Well it has kind of changed I believe with the preparation of the Farmland Protection Plan, because that plan has heightened the awareness and the sensitivity associated with farmland.

Dorothy Borgus: So you want to make specific mention to that with that plan?

Ron Brand: I think we need to put wording into there with that effect, I will take a shot at that.

David Dunning: All set? As I went through this section I don't know if anyone had this same difficulty but, I don't know that necessary where these goals and objectives changed at all with the exception of what has already been accomplished and then how do you address then that because going back and forth between what is has been done and what is in here I was having it was a lot of going back and forth. I kind of got frustrated with it. It is my take on it.

Al Hellaby: Yea, some of it is in place and some of it isn't so, if it is in place already would it come out of there, stay in there?

Ron Brand: If it is in place already you want a goal to address how commercial development should occur and you have to go for an objective statement to address that but you want to leave it in there because somebody comes along with a vacant parcel and you want them to adhere to that objective statement. You don't want that thrown out, in some of the instances is where it talks about "preparing a housing plan" for example is that really something that you really need at this juncture given the nature of the market today is changing. I also think that transportation I another area that we need to take a hard look at given the reality that now we are looking at some of the major impact on interchanges outside of the community that affect the community and how you are going to get some of those improvements to the attention of the agencies. We tried to recall in this plan if you recall some of the transportation improvements such as introducing round a bouts and different things of that nature. Maybe the verbiage needs to be strengthened in that area, we talked about separating pedestrian movements there has now been a new philosophy is now called "complete streets" which is something we need to take a look at. Also in some ways the built in environment.

James Ignatowski: A question I have is in reading the third paragraph "residential development will continue to have precedence over other types of land use in areas having adequate public utilities" but isn't that more less based on zoning?

Ron Brand: What page are you on?

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David Dunning: He is on 4-2, did anyone have anything on 4-1, then we can go right to 4-2 then.

Ron Brand: This is under the General Community Goals, what is your emphasis?

James Ignatowski: Well it says that “residential development will continue to have precedence over other types of land use in areas having adequate public utilities” but depending where this is located based on zoning not exactly where.

Ron Brand: Where you see this philosophy reflects if you look at the mixture of residential development that you have in this community and compare it your commercial or industrial basis, clearly residential is the predominate land use today, that is the way it has been developed over the past thirty years.

James Ignatowski: Okay that would make sense but it is not explained anywhere, so what you are saying is when people read this but when I read this it is not based on location or residential zoning, I see what you are saying but it seems like it is where ever public utilities are residential will go there, but.

Ron Brand: That is where we want residential development, in those areas that are adequate to serve the utilities and not out in some area that doesn’t have those services.

Dorothy Borgus: Maybe Jim doesn’t like the wording there.

David Dunning: Well you know what word I don’t like in there in this whole page is “precedence” shows up more times. It takes “precedence” over everything, there is too much “precedence” in this. I don’t know why we did not catch this when we were doing the comprehensive plan, or the original plan but the word “precedence” shows up an awful lot. And I think that may have an effect on what Jim is saying though too.

Dorothy Borgus: Since it is a goal, but yet the way it is worded it is a definite as oppose to something you strive for “will” is the problem in that sentence there I think it should be “shall”.

James Ignatowski: I guess let me illustrate here, if there were adequate utilities off of Scottsville Road, correct sewers, water, whatever, everything is there and someone put a house in there on an industrial piece of property.

David Dunning: No.

James Ignatowski: That is zoning.

David Dunning: Correct.

James Ignatowski: I guess that is what it says to me, based on where the utilities are and based on what the zoning is.

Ron Brand: And the zoning is based upon the Comprehensive Plan, so the Comprehensive Plan in dealing with the General Community Goals when you go to look at the “Future Land Use Plan” you will see that it tries to accomplish that by identifying areas for planned uses that maybe different than what they are today. Such as some areas that maybe farmed in the upper portion of the town on these small lots, but yet they have utilities there to support the natural growth as shown in that map.

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Paul Wanzenried: Then perhaps you want to switch, I am sorry go ahead.

David Dunning: So if that was to say where you are allowed residential development you would continue to have precedence right?

Paul Wanzenried: I was going to say residential districts, but yea sure, where allowed.

David Dunning: Or allowable.

Paul Wanzenried: Where zoned for something like that.

David Dunning: Does that make more sense?

James Ignatowski: That to me would make more sense.

David Dunning: Anything else on 4-2?

Paul Wanzenried: When “the priority of the town’s commercial development program will be to establish a planned community center with a strong commercial core within the Chili Center sub-area of the town”. Do we make mention of the Chili Center Master Plan?

Dorothy Borgus: Where are you Paul?

Paul Wanzenried: One, two, three, four, five bullet five from the top Dorothy.

Ron Brand: Right because it has now been completed.

David Dunning: Right. At what point and where would we insert the Chili Center Master Plan into this document so that it becomes a part of the review of this document and not a standalone document.

Ron Brand: I think it would be incorporate that just like we would be the Farmland Protection Plan that is a document that the State gave you money to do one time and they are not going to give you any more money to come back and update it. So you bought into the Farmland Protection philosophies you have to keep it current in your Comprehensive Plan.

David Dunning: So then would this perhaps say “see chapter 7 for” I am just making up a chapter, which specifically references the Chili Center Master Plan?

Ron Brand: If you go to Chapter 6 is the plan’s actions, you would incorporate it in there. The process for amending to include those documents and that as this plan continues to evolve over time any changes necessary are made in this plan not necessarily in a separate document apart from the plan. You are not going to go back out and take the Farmland Protection Plan and re-visit it in ten years to see if what has changed. That is going to be apparent to you as a result of your Open Space Inventory reports as a result of Ag & Markets rules and regulations, you’re Right to Farm Law that you have coming.

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David Dunning: So the document the standalone documents we have for Farmland Protection and this standalone document we currently have for the Chili Center Master Plan those don't physically are in their entirety, verbatim get inserted into this document?

Ron Brand: No, but what does get inserted into the document is the summary recommendations of those two plans.

Paul Wanzenried: Isn't this the catalyst that would cause the review of those plans?

David Dunning: Which is what I would like.

Ron Brand: Well you want to review those plans or do you want to review this?

David Dunning: What I was hoping is what will evolve eventually is this is supposed to be reviewed every five years, the last thing we want to do with all the time and energy we have put into the Farmland Protection Plan and the Chili Center Master Plan is let those collect dust even though there is reference made within this document because we all know that this document hasn't always been looked at and or followed for that manor. So in order to assure that the verbatim texts and exhibits in both of those plans are reviewed in their entirety I was hoping that they would be included again their entirety in this document so that when you review this so that becomes of itself a section of the Comprehensive Plan not a standalone document anymore.

Ron Brand: Well you can incorporate that in the appendices of the plan and you would have that document when you do the three ring binder you add it to it.

Dorothy Borgus: In other words in those other plans there is no provision for a review of the documents.

David Dunning: That is correct.

Ron Brand: There is no mandate that is one of the things that.

Paul Wanzenried: This should mandate, this is the evolving living breathing document. So, this is the encompassing of all the other plans bring information to it so this is what should I guess mandate or say that the Chili Center Master Plan should be either reviewed in it or x number at the time and you review it then so that it is updated and it is kept current as this moves along.

Ron Brand: The same with your Parks & Recreation Master Plan.

David Dunning: The problem that I have is assuring that it gets done and it would be a waste if it didn't because I think Dorothy can confirm the previous Comprehensive Plan there where many, many action items that were supposed to get done and never got touched.

Dorothy Borgus: That is right.

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David Dunning: And we went back through with this and we did something very different with this plan that had been done with other plans and you held your feet to the fire in much of this here and had to account for it and be accountable and that I guess is what I am looking for making sure there is accountability in the review of those documents so that it actually happens it has to happen there is too much at stake not for it to happen and if it says it in here to review it and you go back through how much attention are you going to put to it if any at all and that is providing that someone picks this up every five years and says this has got to be done.

Dorothy Borgus: Maybe the place to put it is under “High Priority Items” in Section 6 on this list.

David Dunning: Where we have the dates and the reference.

Ron Brand: As you know there are high priority, medium priority, low priority and ongoing actions so, some of these actions will drop off the high priority we have done them so we will move up the other ones. Now if you want to move up let’s say the Farmland Protection Plan this is something you have to decide when do you want to review that. You set a target date to review it and that review doesn’t necessarily have to be a Comprehensive undertaking going out and re-inventorying every parcel of land in the town.

David Dunning: No, and I get that and don’t think it is necessarily no disrespect that we would need consultants or things like that to do something like that we may not we may just be able to do something like that as a town depending on who is here to do it. I guess I am trying to somewhat avoid doing constantly have some plan in your face that you have to review, because for the past six, seven years now I don’t think there has been a month go by that we don’t have some plan that we are reviewing or undertaking and they just kind of bleed into each other.

Ron Brand: Well that is what you inherited it has been a long time since.

David Dunning: But that pattern doesn’t stop Ron, if we don’t put them all condense them into a version, that pattern will continue so like in 2020 we will be reviewing the next plan and in 2021 will be the next one and it is just an ongoing cycle of review of plans. The hard part about that is getting this together to do that sometimes.

Ron Brand: Right and other part of it is to look at the priority actions and determine if it is a high priority period 1-5 years is that realistic and if it is not realistic then what is realistic. I am not saying that it has to be, you have accomplished a lot in five years there is no doubt it in looking thru this list. I understand what you are saying you don’t want to have to continue at that pace because it distracts from other activates that you have to deal with. When we get to Chapter 6 at that point let’s talk about what those priority actions should be and what length of time realistic. I don’t want to create a bureaucracy here that to meet a five year window where you have to hire eighteen people, that doesn’t make sense.

David Dunning: Okay, I am fine with what we kind of I am not making a decision right here right now I guess I am not looking for that, I just wanted it to be thought about the process in which those are going to be incorporated into here knowing, understanding what past has been. And could that go back to the past, the answer is yes it could.

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Ron Brand: As you said hold their feet to the fire, that is exactly what the problem had been in previously other additions of the Comprehensive Plan was that there was no strategic implementation action, it didn't have a list of all of these things to be looked at and identified.

James Ignatowski: The one thing I would like to point out is it sounds like you almost want all of these programs to be looked at once is that correct? That is a lot of programs to accomplish in one year.

David Dunning: I don't know that it is or isn't Jim, I don't know. That is what I guess that I am asking if we vet that and determine whether or not something needs to happen.

James Ignatowski: Inaudible two people talking at once.

David Dunning: The Open Space Plan & Open Space Inventory are the responsibility of the Conservation Board that is in their hands and they should be doing that. We have the official plans and studies that are out there, I think the Farmland Protection Plan & the Chili Center Master Plan are the only two documents that I can think of that we would want to include and incorporate into this. The Bicycle & Pedestrian Study can be a reference, because that probably won't get renewed it is like a traffic study in a sense unless there are some significant changes in population, developments or the way things change in the way Planning Board does things or it probably would not be a whole lot. The Black Creek Trail Feasibility Study that is pretty much done and we know the conclusion of that and that is not likely going to change, unless Black Creek changes or the properties along Black Creek change to the point where they would allow it. So that is pretty much done.

Ron Brand: But you do have the Parks & Recreation Master Plan to maintain as parks continue to age and projects are needed to sustain them or new parks.

James Ignatowski: It is like you said residential parks will continue to be overused you are going to have to see what else you need to add to the parks to make it more to accommodate the current population.

Ron Brand: Also, to accommodate the current aging population, you may find that as you continue on the aging population in the community does not demand ball fields or things of this nature, just to throw that out on the table to give you an idea of why it is important to do that. The aspect of why it is important to do that is of course you go after grant funding assistance which every municipality that they basically needs to give consideration to very seriously. You got to have an up to date plan you can't have one that is fifteen years old, and start asking

David Dunning: Again I don't necessarily want to belabor that point, the inclusion I would like to think about that and come up with some kind of thought process because trying to do that in ten or fifteen minutes here tonight is probably not enough time for us to think that thru.

James Ignatowski: I have one question on that, third paragraph from the bottom "Transportation programs will have precedence for moving people and goods". What do you mean by "Transportation programs"?

Ron Brand: A lot of people have programs maybe something that the town does not necessarily, this doesn't say that the town is going to do.

James Ignatowski: It is a goal?

Ron Brand: Right.

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Dorothy Borgus: A community goal?

Ron Brand: Okay, but you want to make available alternative forms of transportation whether it is bikes, buses.

James Ignatowski: Is that necessarily appropriate?

Ron Brand: Yea.

James Ignatowski: I would say forms of transportation but me a program would be some type of governmental policy or offering for people getting from point a to point b. To me that is a program. It is just playing with words I guess.

David Dunning: How about if it was “modes of transportation” will have, well get rid of that “precedence” word, but “modes of transportation”.

James Ignatowski: I guess but I was just asking about what programs are out there.

David Dunning: I get what you are saying I don't disagree I just wonder if needs to be worded “modes of transportation” or some other.

James Ignatowski: It was just a question.

Dorothy Borgus: Make is “modes of transportation”.

Paul Wanzenried: Is the “Healthy Community” still a valid concept?

Ron Brand: Very much so, and it is something that is embellished with the street stuff.

David Dunning: Yea, I get stuff like that all the time.

Dorothy Borgus: I am questioning forth one from the bottom on page 4-2.

Paul Wanzenried: “Facilities and programs”.

Dorothy Borgus: Yes, how much interaction does the town have with public and private educational sectors and its educational providers? I know what our point was when did that we wanted to be sure that the town didn't ballfields when there are ten available at the schools, one of the schools, any of the schools.

Ron Brand: It is more than just schools, you have colleges that have come into the community.

Dorothy Borgus: But when we decided for instance in the Chili Center Master Plan we need more ballfields did we check to see, this would imply that you are going to check with the colleges and schools to make sure you really need those and I wonder if that happens.

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David Dunning: Yes, I can tell you that did most recently happen and to give you a complete answer on that the field usage by the schools is very limited and the schools are not cooperative anymore with letting us use their fields. It has changed considerably thru several administrations, so and if we do want to use the fields for anything we are charged fees now, we have another tax on top of their tax.

Ron Brand: Part of that is philosophies of school boards to want to maximize their school tax money in programs not necessarily recreational facilities which means basically Gates/Chili, or your Victor Central School you are seeing an increase support and demand for town owned operated facilities being used by school programs.

David Dunning: Well the demand for field space from a variety of different sport youth groups has gone considerably up and the availability of fields outside of the town has gone down. Where you have your TSE's and your Brighton Sports Park I think it is out there they are charging big fees for the use of their fields and these guys are trying to stay away from those as much as they can and are looking for municipal field usage.

Ron Brand: The luxury would be to have enough fields so that you could let one field rest perhaps and not be continued to be beaten up and try and maintain it with a band aid. It is an ongoing issue if you have a soccer field.

Dorothy Borgus: The only problem with that.

David Dunning: I think the only pertinent problem with that is it won't be coordinated anymore between the education and the town riders because while we do have those discussions there is no coordination.

Ron Brand: Yes and no, I mean someone comes in with a project before the Planning Board one of the issues that SEQR requests is the impact on your schools so they do have to report that kind of evidence so that it is related.

David Dunning: Anything else on 4-2? 4-3?

James Ignatowski: I don't know if this pertains, I see this all over the place, starting with "A. Housing & Land Use" it says "Too promote the availability of diverse, high quality, affordable and attractive places for people to live". Not to be picky but it says "attractive" there is still architectural requirements getting that a house has to be attractive I don't know how you tell what promotes "attractive" looking at houses we don't require it to be.

Ron Brand: It doesn't say houses, it says "places".

James Ignatowski: "Places" attractive places.

Ron Brand: So what this is talking about is amenities, sites that the town can control if nothing more than just simple street trees and or sidewalks, and or streetlights or some kind of component like that.

Paul Wanzenried: It is not the house, it is more of where are you going to put it.

David Dunning: What the neighborhood is going to look like.

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Ron Brand: Getting from the developer some investment in this community he is creating not necessarily just the number of units.

David Dunning: What attractive to you may not be attractive to me, attractive is objective so I think the whole thing is to create a generally acceptable attractive, greenery, trees.

James Ignatowski: And what about the next line after it? It says "Require new construction of all types of dwelling units to be energy efficient to the greatest extent practicable". Isn't that a requirement of the State anyway I don't know how the town could change something like that anyway.

Paul Wanzenried: The town can be more restrictive.

Ron Brand: This doesn't, the goal is not to change that, the goal is to support that requirement.

James Ignatowski: But you can't get away from that, it is going to have to be done anyways. You can't get away from that.

Paul Wanzenried: How does this fit in the Comprehensive Plan? Draw me the connection.

Ron Brand: This statement.

Paul Wanzenried: That goal, for that goal the energy efficiency of a house. How does that tie back, because it doesn't use as much electricity from the town? The Town doesn't provide electricity. I don't understand where that statement is going or what it is trying to do.

Ron Brand: What this statement is trying to do, when you talk about construction energy efficient types of uses it is just more than a single family home, apartment buildings, a development of that nature.

James Ignatowski: See it all has to be energy efficient.

Al Hellaby: NYS Energy Conservation Unit.

James Ignatowski: Which is truly restrictive and you can't do much better than that. I mean that is not a goal, it is a requirement it is already there, it is already existing.

Ron Brand: If you don't think that it exists then and no longer need it then take it out.

James Ignatowski: Actually it is a part of the Universal Code now, International Code now.

Ron Brand: I have no problem taking anything out.

James Ignatowski: I was just looking for thoughts on that.

Paul Wanzenried: See if you look at your objective there, "A" and we look at the "Goals", and we say that the goals are 1 & 2, 2 being the energy one, 1 being the high quality attractive place, objective "A" goes to 1, objective "B" goes to 1, I would say objective "C" is 1, objective "D" is 1, "E" is 2, "F" is 1, "G" is 1, and "H" is 1. You have only "1" objective that coordinates with that second objective everything else is

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the second goal. Everything else pertains to that goal one, about the external environmental to which you are going to put this house.

Dorothy Borgus: Green energy principals are very irrelevant. So if you are going to have a goal you should have an objective to go with it, if you are going to leave the goal in there, if you are going to leave “C” in there it seems that you have to leave that goal.

Paul Wanzenried: I am taking the goal and the objective out 2 - E.

Dorothy Borgus: So you are taking the goal and the “Green Energy Principals” out.

Paul Wanzenried: That is correct.

David Dunning: I don’t know about that.

James Ignatowski: Okay, then tell me how do you promote a “Green Energy Principal”? What is you’re legal, what do you do to promote that?

David Dunning: I don’t know, what do you do?

Paul Wanzenried: I don’t have to do anything, the International Energy Code Conservation Code does it for me.

David Dunning: Green Energy?

Paul Wanzenried: Well, green energy means that you are using products that are manufactured within fifty miles of here and it is not wood that has been harvested for x number of years and there is a whole bunch to that but we don’t do anything that I know of in terms of programs to offer to help green energy. To do green energy is extremely costly and that is usually why people don’t do it. If anybody tries to do lead on a house one in five hundred if that, they will do it for a building but that is mostly the architect trying to just pad his ego and his resume saying that he can do lead or qualifies to a gold or a silver standard. It’s not the vast majority of projects that come thru are not in the green or following the green building principals. Yes, they are all energy efficient and conform to the International Energy Conservation Code. But I have yet to see one in the town come thru.

James Ignatowski: Another thing that is involved with this but if you want to solar there are rebates and grants thru the Federal Government, but the town does not do that, that is up to the homeowner to find those. So, again the town is not going to take a lead on that.

Paul Wanzenried: And the town shouldn’t want to take a lead on that because the town has no benefit from it.

James Ignatowski: Or do you want the responsibility.

Paul Wanzenried: Exactly!

James Ignatowski: It takes to get the grant. It is a great word and sounds great to some people but it really doesn’t exist, especially with how strict the codes are today.

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Dorothy Borgus: What do you think Ron?

Ron Brand: Well we seem to be hung up on goal number two, so we need to go look at goal number two.

David Dunning: However, what we did hear was interesting and I am under the objective A, B, C, D, E, F, G, H we have objective 1, 2, 3, 4, 5, 6, 7 and not A, B, C, D, E, F, G, H, but that is objective five on page 4-5 the one Green Energy Principals if you want to look at that is talking about.

Paul Wanzenried: Objective five.

David Dunning: Correct.

Dorothy Borgus: It talks about “National Green Building Standards”, under B near the bottom of the page.

Paul Wanzenried: Correct, it also says Dorothy “amend the town’s incentive zoning law to allow builders and developers to invest in green building techniques”. So that means if I am the builder and I am going to tell you that I am going to invest in green building techniques, what is in it for me. You’re the town, and that is what that statement is saying.

Dorothy Borgus: I just.

David Dunning: Incentive zoning can come in a variety of different forms, I don’t want to tie my downspouts in so in lieu of that I am going to put on solar panels.

Paul Wanzenried: I am still not hearing it “what is it in for me” from a town stand point.

David Dunning: Nothing is ever in it for the town.

Inaudible, too many talking at once.

David Dunning: But this is for the individual, for the resident of the Town of Chili, or who is going to live in this residential area, that is for their benefit not specifically necessarily the municipalities benefit. So, we give the developer a break on this in order to put in that which not may even be a part of our code. We may not allow something that they are trying to do. We have not thought about it, and I don’t have any examples but if you will give me a break on this we want to put this in lieu of that.

Paul Wanzenried: I don’t know, I think we need to re-visit the Green Building Principal concept here.

Ron Brand: I think that you need to re-visit it with the mindset of what the State is doing, because they are forcing a lot of this onto you as a result of such things as the Governor’s recent decision to make cars more energy efficient by the year 2030 was it.

James Ignatowski: It still has nothing to do with housing.

David Dunning: The Governor’s thing does 5030 does, 50% renewable energy by 2030 period, whatever it is.

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James Ignatowski: So which is going to drive up energy costs.

Paul Wanzenried: Basically, yes.

James Ignatowski: How can you talk about something that has not happened yet in the minds of many people?

David Dunning: Oh, it has happening now, it is just not every day.

James Ignatowski: You are not going to get that, now that ratio.

David Dunning: I don't disagree with you, but that is what the mandate is.

James Ignatowski: Mandates can change, I am just saying that is just not physically possible in this State, unless you are going to get energy from somewhere else which is not going to happen, and to accomplish to save energy and give back to principals of installation and construction. In getting back to Objective five number B, "Evaluate adopting into the town's design and construction criteria the National Green Building Standard, ICC 700-2008 (International Code Council) to provide a nationally recognized standard for the housing and site development industry". 4-5, Objective 5 – B.

David Dunning: That objective is from 4-3 it is the one of the objectives of that goal.

Ron Brand: If you remember we did have one of the officers of the National Home Builders come and talk to us about this. That is why that was put in there, to my knowledge it was one of their ongoing.

Paul Wanzenried: I think we do something green wise when we deal with storm water prevention.

Ron Brand: Well that is green infrastructure.

Paul Wanzenried: Yea, but that is as green as I see it getting.

Dorothy Borgus: I don't have a feeling about taking this out one way or the other, but I feel like we may be faulted later because we don't have something about green energy, somebody will be after it.

James Ignatowski: So that is the reason to stay then.

David Dunning: No, I don't think that was initially why it was there.

Inaudible, too many talking at once.

David Dunning: I think go back to what Ron was just saying, we brought in some people from the Rochester Home Builders that were talking about some of the challenges that they had and some of that was in green infrastructure or residential, and this was six, seven years ago. Things have changed significantly since then so, does the State code already mandate some of what they were looking for at that time, I don't know. I couldn't tell you Paul do you?

James Ignatowski: I don't know what they were seeing at that time.

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David Dunning: Part of it was that standard from the International Code Council and part of it was things like home solar, home wind, there was other geo thermos if that was a part of that discussion.

James Ignatowski: Again, those are issues that the home owner investigates and it will be up to us for them to pay that or not. Will there be with the current amount of energy that we have versus the electricity or gas those are options but not a requirement. To have those and to promote that I don't know how you do that.

David Dunning: Well there is right now is a whole process of clean energy communities, they are not calling it green energy they are calling it clean energy communities where they are talking about solar, electric, wind, all different kind of things and those are one of the things that I have been talking with David Zorn and some of the people that they work with as far as some of the seminars that we have had that talk about how to become a basically a clean energy community.

Ron Brand: And there are benefits to becoming a clean energy community for which is instead of you the individual property owner trying to negotiate fees with the utilities or your solar or less power that you have on your roof or where it may be, the community and this has been shown down in Poughkeepsie where they have become a clean energy community and have resulted in significant lowering of energy costs because of the municipality had done its due diligence and has been put into place following the procedures to negotiate on behalf of all the property owners.

James Ignatowski: But that is not a clean energy principal just from negation tactics.

Ron Brand: No, that is a principal the whole philosophy here is the low guy going up against the big industry and it is not going to work. So what can be done to make it work and the solution that they came up with is the clean energy solution.

James Ignatowski: I don't see any clean energy involved with it, but isn't there restrictions against wind energy with the height.

David Dunning: There are codes that talk about wind energy and what is allowed and what is not allowed, where it is allowed and where it is not allowed. However, even since we have developed that legislation of that code and there has been changes in the wind energy devices which perhaps our definition of some of the wind energy devices are antiquated.

Dorothy Borgus: To get back to the problem on page 4-3, I don't think it matters, I don't see any harm in leaving it. Maybe it is not quite what we would all like to see there but your covered going forward if somebody says you have not dealt with green energy, we have.

David Dunning: You know again.

James Ignatowski: I don't like seeing things that don't really in code books that don't really exist or not done. Green energy is just basically it is three words there, green energy principals there is not defined in here what they are. You could put something on your house that reflects the sun a little bit better and give this to Paul. Here is supposed a green energy principal, there is a house going up in Gates, an apartment complex, the guy claims it is R5, it is not R5 the town is allowing it. It is a green energy principal is supposed to radiate heat and keep it and make it R5, it doesn't exist it does not work. With green energy principals it would be nice to know what they are.

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Paul Wanzenried: You could take the green energy principals out and put “dwellings that promote energy efficiency and reduce consumption and cost to the greatest extent practical”.

James Ignatowski: That would be more realistic.

Paul Wanzenried: But, I understand where Dorothy is coming from. It is something that is in there and it covers us and is relatively never used.

Dorothy Borgus: So what is the consensus?

Paul Wanzenried: Leave it.

David Dunning: I think you might re-word “E”, the objective 5, whichever you want to call it. Instead I think Paul has a good idea, instead of calling it “green energy principals”, maybe call it “clean energy principals or programs”.

Paul Wanzenried: “Energy efficiency”, something like that.

David Dunning: Yea, “to promote energy efficiency and reduce energy consumption”, there you go.

James Ignatowski: There are a lot of programs involved in that.

David Dunning: Jim you got more?

Paul Wanzenried: Housing Plan, Objective 1-A “Prepare a housing plan”.

James Ignatowski: Styles of what the homes look like.

David Dunning: Here is where that original question I ask comes from, I don’t know where this fell in the priorities if it is identified in the priorities.

Ron Brand: Priority I think or ongoing.

David Dunning: I think it might be in there, so it might just be something that was done yet either it didn’t hit a certain time frame, wasn’t due.

Paul Wanzenried: I believe it is in the medium priority actions, number E, actually this year.

David Dunning: This year?

Paul Wanzenried: Prepare a Town of Chili housing plan amendment to Comprehensive Plan.

David Dunning: And what is the time frame for accomplishing that 2017, 2018?

Ron Brand: 2017-2018.

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David Dunning: Well that is not when it has to be completed, it basically suggest that you get it under way in 2017 or 2018.

James Ignatowski: Where are you talking about?

Paul Wanzenried: You have to go to Chapter 6 Jim.

David Dunning: They talk about it on page 4-3, Objective 1-A, he is referring to the Housing Plan. And that again is going back to the question I initially had is how do we go back and look at the things that we have actually done and the town accomplished and are not accomplished on the list of things to do yet.

James Ignatowski: Wouldn't that also need a phrase maybe "analysis styles data" for what the correct housing trends need to be?

David Dunning: That would be identified in one of these chapters where the data is Chapter 2.

Dorothy Borgus: Some of these are a given.

Ron Brand: Guess what we are getting older and that is the trend you are seeing all over the place.

James Ignatowski: In reading thru the objectives one thing that came to mind was should there be an annual zoning review to reflect the current requirements of the community?

David Dunning: Where are you?

James Ignatowski: It is not there, but does something like that exist?

Ron Brand: So, you want to conduct an annual review of the zoning?

James Ignatowski: Yea, because sometimes we go from A1 to A5 or stuff like that.

Paul Wanzenried: No, because you want to go and review the, are you saying you want to go and review Ballantyne and to see if that has changed or is there a need to change that from an R1-10 to an R1-15 or something of that nature?

James Ignatowski: No if you needed more senior housing. Would that be with a temporary review generated to see if some type of change to allow more senior housing on a specific piece of property.

Paul Wanzenried: I think what you do is what is happening now is with the zoning code review takes place that will address the needs of the senior living in certain districts, whether by special use or permitted use in that area.

James Ignatowski: So it does exist then?

David Dunning: Not routinely exists it is ongoing it is not something that has been mandated I think that the Comp Plan did recommend a zoning code review.

Paul Wanzenried: Yea, that has happened.

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David Dunning: But I think also Jim's point, I think a lot of those zoning changes may be somewhat driven by project or a need that you see Mark IV wants to build a senior community over some place in and something like that might be more project driven.

Ron Brand: And it is also driven by documenting the needs to people that get involved with that project.

Paul Wanzenried: Well we have new types of facilities that come up too we don't two, three years ago urgent cares were not as prevalent as they are now and in the districts that they are now were as most people in a residential district would not turn away an urgent care they would want to know about it but the zoning code really doesn't address that specifically.

Ron Brand: They mention medical offices, really getting into distinguishing groups.

David Dunning: Anything else on 4-3? 4-4?

Paul Wanzenried: I am curious as to how we would encourage in F, "Objective 2, F", "encourage private initiatives to maintain or improve neighborhoods"?

Dorothy Borgus: I don't think that these things have got to be taken literally that that would be the town's job. I think that this is a general statement about good will and caring about your community I think we are looking at these too personally and individually. They are meant to be an overall statement on what we should be encouraging as a town. There is nothing wrong with encouraging homeowners or groups to clean up the neighborhood.

Ron Brand: For example some of the initiatives that the towns have done in other communities is basically say to neighborhoods "you want to clean up this neighborhood we will provide you trash bags or we will provide town trucks to pick up the debris and.

Paul Wanzenried: I just needed an explanation, I did not quite understand it.

David Dunning: Or the electronics, give back to people we have other businesses that will come in to do shredding, events and household hazardous waste.

Dorothy Borgus: I was wondering about "K", "flexible guidelines for the maintenance of street trees", should that "flexible" I question.

Ron Brand: Well, the State of NY DEC has a forestry grant program that they award to municipalities that have prepared these types of planting of street trees and that is something that is very reasonable and I think as an example who this objective could be used to pursue those grant funds.

Dorothy Borgus: Here we are talking about the design, planting, and maintaining of street trees, I thought that was in our town a requirement for a subdivision.

David Dunning: Street trees are, yes flexibility in the planting of them, how they are laid out.

Dorothy Borgus: Is that flexible?

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David Dunning: Can it be two, that would flexible or could it be four? I am just throwing it out there Dorothy, to me that would be flexible.

Paul Wanzenried: We are talking about trees that are in the right of way too right.

David Dunning: I don't know, are we flexible?

Paul Wanzenried: We talked about trees that are planted in the.

David Dunning: In the person's front yard is that depending on the proximity of their house to the street, I would say yes. I mean like Greenwood where somebody's front yard is close to the road it would kind of turn into a street tree eventually, I mean it is going to canopy a street well someday after you and I are gone.

James Ignatowski: "H" where it says "establish zoning standards to minimize the negative effects of dwelling units occupied by students". That almost seems like that is repeated in Objective number 4.

David Dunning: We have actually already accomplished that. We do have zoning standards which address that.

Ron Brand: And the basis for those standards is meeting this objective.

David Dunning: Anything else on 4-4? 4-5?

James Ignatowski: When it says "opportunities for affordable housing" what do we mean by "affordable" are we talking cost or are you talking housing because they are two separate things.

Ron Brand: What you are talking about is not singling out any one group of individuals based on income. That you can't do, you can't discriminate and if you don't have something in your plan on affordable housing then you are opening yourself up challenge by all kinds of groups.

James Ignatowski: In "D" it says "consider the pursuit of legal or other mechanisms to ensure that affordable housing remains affordable over the long term".

Ron Brand: In other words is there.

James Ignatowski: Is there set issues where they can't go beyond a certain cost or rental.

David Dunning: Actually we have a mechanism that we currently have in some of the affordable housing that we do have in the Town of Chili is thru pilot agreements and that is the way that we manage those thru different incentive programs to make sure that they stay so that College Green Apartments for example is affordable housing for senior living, but it is considered affordable housing we have a pilot agreement with them. We manage that agreement to assure that when it comes up for renewal that they are still remaining affordable housing for the purpose of which they were established.

Ron Brand: Exactly, because if you don't have that the tendency seems to be what can I get away with.

Paul Wanzenried: When we say "work with Monroe County and other agencies to plan and create affordable housing".

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Ron Brand: There is a County housing council and I am sure Chili in the past has participated in that.

Paul Wanzenried: Going to Objective 4 “provisions for customary and reasonable home occupations” do we define what “reasonable” is?

Ron Brand: I don’t know as you can define that without being specific to what a major or minor home occupation might be, which is what a number of communities have done is create those distinctions so that it is based upon the number of people outside of the home who have.

David Dunning: Let’s say that let me use an example, Greenwood Townhomes I will just pick on Greenwood Townhomes you get a Jane Doe that has a beauty salon and she is closing it and she wants to put her beauty salon now in the basement of Greenwood Townhome that would actually be unreasonable because it would create a nuisance for the rest there because it’s pretty condensed and compact. However if Jane Doe lived over on a lot where she has a bigger area, has more property, bigger home, more space, places for people to pull in and park it would probably be a little bit more reasonable because it is not a nuisance now anymore.

James Ignatowski: Could Jane Doe have a beauty salon?

David Dunning: Yes, not a salon per say but there are allowed under the home under the home occupations you could actually have a hairdresser, could be cutting hair in their basement, no signage, none of that kind of thing, I think it is on a single chair type thing.

Paul Wanzenried: It has to occupy something like less than 25% of the house. We don’t define major or minor.

David Dunning: Are you sure of that? If we don’t we should be doing that as part of our zoning code review, but I thought we did.

Paul Wanzenried: I will see, but I am not sure.

Ron Brand: It is pretty much universal by other municipalities.

Paul Wanzenried: The only reason I brought up “reasonable” is because it is a subjective term.

Ron Brand: I understand that.

Paul Wanzenried: I would just drop it all together and say “customary and home occupations while guarding against the creation of nuisances”. This covering both minor and major.

Ron Brand: I don’t have a problem with that.

David Dunning: Anything else on 4-5? Anything on 4-6?

James Ignatowski: Objective 7 to accomplish the objective above the town could street marking requirements for crosswalks and approved signage and placement. Is that something that should be added to that? Or traffic counting measures?

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Ron Brand: Say that again.

James Ignatowski: Should street marking requirements for crosswalks and for approved signage and placement, should that be improved? The only reason I bring that up is for the child that just died by the car, they did not use a crosswalk, should crosswalks be made more visible, should that be part of it to meet that objective 7.

Ron Brand: My difficulty over that is how many additional street crossings or crosswalks do you need to make them something people will use.

David Dunning: I am just trying to think I get what you are saying but in residential neighborhoods do you typically put in crosswalks at intersections, in any of them, anywhere. You do it at major roadways, but in regular.

Al Hellaby: In some of these new residential neighborhoods were we required new sidewalks, I think we make them strip the crosswalk within that.

David Dunning: Really?

Al Hellaby: Yea.

Paul Wanzenried: I think that in Union Station we just did, yea I remember the site plan Union Station we just did.

David Dunning: Union Station or Union Square?

Paul Wanzenried: Union Square, sorry.

David Dunning: Just making sure. But, have you done it in other residential developments?

Al Hellaby: About two or three of them, I mean not a whole lot of them but they are out there.

Ron Brand: You provided pedestrian systems, those systems have to distinguish where you are going to cross and you have to have proper signage too and I would encourage you to have at those crossings some kind of street light.

David Dunning: Well that is in there, street intersections be illuminated. Do we want to add something to this?

Paul Wanzenried: What that you are going to put a.

David Dunning: Encourage, consider, encourage the use of crosswalks or other.

Paul Wanzenried: Other pedestrian devices?

James Ignatowski: Using Ron's words "the town could" is that something the town should look at or think about? Just improve the neighborhoods and prevent accidents from happening as best as possible.

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David Dunning: Consider pedestrian safety measures or something like that.

James Ignatowski: Yes.

Ron Brand: Just a question, how much longer do you want to go and.

David Dunning: What kind of a time frame everyone.

Paul Wanzenried: I am good to end it.

David Dunning: We are not going to get thru this chapter tonight.

Ron Brand: No, but if we could continue with this let's say in two weeks?

David Dunning: Let us get thru a couple of more pages maybe. Anything else on 4-6, anything on 4-7?

Dorothy Borgus: I had under Objective 2-E, do we have a construction specification manual?

Ron Brand: You should have if you are accepting infrastructure for dedication, it should be designed to some standards.

Dorothy Borgus: I am just asking if we have it.

Paul Wanzenried: Yes we do. I can show you a copy of it. It is in the process of being updated I believe as well.

Ron Brand: It is always an ongoing thing I guess, as soon as someone discovers a new type of fire hydrant is better than an old one, you have to change your standards.

Dorothy Borgus: Who keeps that up Paul?

Paul Wanzenried: Right now, Dave Lindsay is worked on it.

David Dunning: Anything else on 4-7.

Paul Wanzenried: Oh, wait. Sorry Jim if you want to go ahead. We are not looking to create the Environment Protection Overlay District are we? Objective 1-B.

Ron Brand: At one point and time they were.

Paul Wanzenried: Okay, at one point and time, but are we?

Ron Brand: That is why I am here, I am trying to determine whether we still want to have that or not.

David Dunning: What is it?

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Ron Brand: Environmental Protection Overlay is an additional set of rules and regulations to cause the Planning Board to look at a site and to map the areas of concern, whether there is steep slopes, wooded areas, flood plains, wetlands, things of this nature and then set regulations into place for them.

Paul Wanzenried: Would prime soils fall under this?

Ron Brand: It very well could, yes.

David Dunning: We can give this to the Conservation Board for oversight.

Ron Brand: I will relate to you an example the Town of Mendon years ago created an Environmental Protection Overlay District, they have a series of overlay districts mapped and when someone comes into the community for development they jump thru hoops to show where those features are on the property so that they don't necessarily develop those areas, protect them and keep them open. That was challenged by an individual it went all the way to the US Supreme Court.

David Dunning: And they upheld it?

Ron Brand: They upheld it.

Paul Wanzenried: So, going back to my initial question is we don't have any district like that are we still considering a district like that? And we just went thru a vast in-depth review and study of the prime soils that is going to be handled by my understanding by the Farmland, Right to Farm all that, so when someone comes in that is already handled by that so soils is somewhat dealt with in that aspect. As far as wetlands and those items pretty much anyone that comes into the town for development is required to delineate those thru the Army Corp of Engineers and you get their blessing and get the DEC's blessing. I guess you would have to tell me where in the Town of Chili there exists environmental asset or I believe it's termed unique and environmental thing that would require a protection overlay district.

Ron Brand: And I guess my answer to you would be to go to the General Code and look at the Town of Penfield, look at the Town of Webster, Mendon, Victor has them.

David Dunning: I can give you an example in Chili, Pfrengle property.

Paul Wanzenried: I thought about that. What is so special about the Pfrengle property that is not so special about the lower half of that man's property?

David Dunning: Pfrengle has some historical significant features to it that, that property doesn't necessarily have, you have the keystone bridge is over there, you have a significant amount of wild life that may or may not have habitat over here in this property I could not tell you I am not a Jack Hannah. So I could not tell you what is in there but I think Pfrengle has some unique features to it that maybe significant to Chili's history maybe you do want to preserve it, but the premises of this particular district it almost sounds a little bit of to try and make sure that they are not going to develop certain areas, they just want to keep the way they are, they want their meadow.

Paul Wanzenried: Open Space preservation.

David Dunning: Exactly.

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Paul Wanzenried: I will go to those towns and review that for next time.

Ron Brand: Let us know next time.

James Ignatowski: One question, at the top of the page starting with “h and going all the way down to p”, letter M, “lighting that is safe, energy efficient, attractive, and not visually annoying”. I think it is already accomplished thru our codes and boards.

Ron Brand: Well yea.

James Ignatowski: Repeating ourselves.

Ron Brand: This is an example of how you came to develop and doctor the standards in this community.

David Dunning: And this is managing the built environment so this is how we are going to continue to manage that.

Paul Wanzenried: Can we look at Objective 2-F.

David Dunning: Did an administrative review.

Paul Wanzenried: I bring that up because that is exactly why knowing who is sits on this committee and I know there is certain people that don't want to see this happen.

Dorothy Borgus: I could quote the one place that it has happened, noise every week.

Ron Brand: Okay, what criteria was in place for that to happen?

Dorothy Borgus: I am not so sure, I guess it was this I find the tombstones on the sidewalk in Chili Center.

David Dunning: The what?

Dorothy Borgus: The tombstones.

Paul Wanzenried: Yea I am not a big fan of them either. People that for example Wenzel's Auto in Chili Ave where Chestnut Ridge, the young man was killed there two years ago and they set the memorial up. They at one point hung a flag in a holder that went out onto Chili Avenue and was literally into the side of the road and I agree with you, you can't.

David Dunning: I just did not know what you meant by tombstones.

Dorothy Borgus: That is not the one I was referring to, but you do have a point.

Ron Brand: Yea, but how does that.

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Dorothy Borgus: Somebody decided who shall remain nameless decided that that was ok. But it depends on who is in the position and what kind of an attitude they have, they look at things differently. You get somebody in your job that is liberal then that is going to be ok. I don't think this should be subjective the tombstones I was referring to are in the Ace Plaza. There is five tombstones on the sidewalk, they sell tombstones.

David Dunning: The monument place, the monument business.

Paul Wanzenried: You are referring to outdoor sales.

Dorothy Borgus: That was allowed by administrative.

David Dunning: No, no not by administrative review.

Dorothy Borgus: Yes, oh it was.

David Dunning: No, how so?

Dorothy Borgus: They came before the Zoning Board and they were told no, for the tombstones specifically it was brought up and discussed and they said that they would not be outside, that everything they had would be sold inside and that was past. And three, two, three days later the tombstones appeared and I come down here and I raised holy whatever to find out why that happened and how could that be, they were told no. That was not approved and whatchamacallit the one that left town I believe.

David Dunning: Ed?

Dorothy Borgus: No.

David Dunning: Chris?

Dorothy Borgus: He was chairman of the board?

Paul Wanzenried: Jim.

Dorothy Borgus: Jim Martin, I had the copy home of the he signed off now there is a case where that should not of happened and then I still raised kane about it and I was told that somebody in town went to them and they said that they would move them, okay they would get them out of there. That they would move them as soon as they had a crane to get them out of there, how many years ago was that. They still sit there today.

Ron Brand: But Dorothy what this is saying.

Dorothy Borgus: I know what it says. It says that everybody can just open up.

David Dunning: No, I disagree with you a little bit on that one. I understand what happened there because we don't have criteria there for administrative review, if Jim Martin signed off on something.

Dorothy Borgus: He should not have.

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David Dunning: I will give you that because I don't know for sure what the circumstances where I have no idea.

Dorothy Borgus: Look it up.

David Dunning: I likely will, but what administrative review will, where administrative review would be extremely helpful to basically to our residents and our businesses, not necessarily to Planning Board, the Building Department in this case because. Let's say we have had a house and they built a bay window on their house and we have had this, they came to Planning Board the window was one foot over the setback, the window was one foot over where the setback allowance allowed it to be now should they have to come back to Planning Board for that site of one foot?

Dorothy Borgus: I would say yes.

David Dunning: Really?

Dorothy Borgus: You know why? Because if they were not so lax when they were building these they.

David Dunning: But it is not the homeowners fault.

Dorothy Borgus: It is the builders fault.

David Dunning: And then here is the thing, do you think for one minute the town is going to tell the whole house down and move the house over for one foot.

James Ignatowski: They could take the window off though.

Dorothy Borgus: Yea, exactly.

Al Hellaby: It has happened. Not in this town, but it has happened, Greece made them take down a two story structure.

David Dunning: Really? We have had things as little as inches that have been off.

Dorothy Borgus: But there is no limit here as to what, how far you can take these decisions, they are not all.

David Dunning: But that is what a part of the criteria would be then, so developing criteria would define how it is done and what is allowable and what is not allowable.

Ron Brand: And right now you don't have any.

Dorothy Borgus: So create criteria, that is fine, but that has to say.

David Dunning: That is what it says.

Dorothy Borgus: I would like to see the criteria and then we could discuss.

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David Dunning: That would happen.

Ron Brand: Yea, but if you don't have an objective for creating that criteria.

David Dunning: There would be a public hearing and everything Dorothy because that would be a change of code which would be a legislative change and would require a public hearing so there would be a public hearing you would have plenty of opportunity speak at your opposition or understand the.

Dorothy Borgus: Okay, criteria is fine.

David Dunning: Again I don't but if you have reasonable criteria it is not an unreasonable thing to put on some people.

Dorothy Borgus: Well, then the builders don't I don't know how to put it, learn their lesson, they just keep doing it. I can think of one, we have one he is notorious.

David Dunning: I don't know and I don't want to know.

Dorothy Borgus: I am going to hold it to you on the tombstones, they every week I never heard of a town that had tombstones on the sidewalk of a plaza. I defy you to find another one in.

David Dunning: In a plaza?

Dorothy Borgus: In a plaza.

David Dunning: But I know there is that place over on Lake or State Street they have them outside too. Right on State Street there is a monument shop, on a strip of stores going down there on Lake & State Street, it is before it turns into Lake and they got them all over the place over there. Anything else on 4-7? 4-8?

James Ignatowski: Objective 3-C, "Develop innovative town engineering standards to provide for effective engineering solutions that also enhance aesthetics and protect the environment". Is this a charge to the DEC don't they review the drawings for that?

Paul Wanzenried: No, I think the town engineering and the Commissioner of Public Works would be watchdog to that.

James Ignatowski: Okay.

Dorothy Borgus: On Objective 4-B, the Farmland Protection Plan has been established, it has to be changed. Then on Objective 5-B, it is "prepare an Open Space Inventory", that has already been done.

Ron Brand: 5-B instead of preparing you are going to say "maintain".

Paul Wanzenried: In 4-D, "Evaluate what zoning districts, other than the Airport Overlay District and the Planned Neighborhood Overlay District should allow for limited mixing of uses". What do you mean by "limited mixing of uses"? That there is a percentage of commercial to residential.

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Ron Brand: Yea.

Paul Wanzenried: So it is based on a percentage is what you look for?

Ron Brand: Right. For example, you have some areas that you have residential uses in.

Paul Wanzenried: Okay.

David Dunning: Anything else on 4-8? 4-9?

Al Hellaby: Just backing up a bit, just out of curiosity is there something in place for the development rights, transfers in this community I don't think there is.

David Dunning: No, part of the Farmland Protection Plan does address that, but right now there are none. 4-9?

James Ignatowski: At the top of the page "Minimization of adverse environmental impacts", what do you mean? That you continue to use the SEQR process?

Ron Brand: If you want to add another word that you use, in my opinion.

James Ignatowski: Okay.

Paul Wanzenried: Objective 7-C, what do we mean to "work to improve its rating under the FEMA flood insurance community rating system if it is determined would be cost effective"?

Ron Brand: FEMA has a program where it goes beyond the normal mapping of the regulations to require additional standards and if you meet those standards and they are accepted by FEMA insurance rates will go down.

David Dunning: Anything else on 4-9?

James Ignatowski: Just Objective 8, it says "Creative, efficient, and attractive plans" "efficient" again can I get clarification on what we mean by "efficient"? Efficiency on design, construction, anything in particular for use in that framework?

Paul Wanzenried: I think you really have to question the all development. You don't deal with all developments.

Dorothy Borgus: You want to take it all out?

Paul Wanzenried: Without getting verbose you have to kind of deal with the districts that deal with them, the A-C does not deal with any of the residential that I am aware of. So all your R districts are gone, fairly certain they don't do anything with the Ag District, the AC rather, the RAO, LI, GI, there is no purview in there.

Dorothy Borgus: So you would like to re-word that whole sentence?

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Paul Wanzenried: I think you have to realign the objective with what the AAC can do, what their function and what their purview is. You understand what I am saying?

Dorothy Borgus: So you would like to re-work Objective 8?

Paul Wanzenried: Correct.

Ron Brand: The Architectural Advisory Committee.

James Ignatowski: I think we can ditch the word “efficient”. If it means efficiency in terms of how it is laid out we don’t do that but if it is plans and designs as stipulated in the town code, because it is there what we can and cannot review.

Paul Wanzenried: When we say “specified in Town Code” do we want to go so far as to say “Town Code, Section 205-A” and leave it as vague as town code?

Ron Brand: Yes.

James Ignatowski: Because that may get updated sometime in the future and the changes then.

David Dunning: Got it. Anything on 4-10?

James Ignatowski: On 4-10 isn’t there a registry of structures already for Chili?

David Dunning: A registry? No.

James Ignatowski: A registry of historic structures, has that been identified?

David Dunning: We do have a list not necessarily a registry. 4-11?

James Ignatowski: Objective 12-C, continued “have sign applications reviewed”.

Ron Brand: What do you want?

James Ignatowski: Maybe just instead of “have sign applications reviewed” say “continue to have sign applications reviewed by the town Architectural Advisory Committee”.

Paul Wanzenried: And again, I go back to you don’t review all signs you only do monuments.

James Ignatowski: No, no, no.

David Dunning: They should be doing all signs, yea because they did signs for Palmers.

James Ignatowski: We did do Palmers, the tall ones we changed around a bit we have to review those. Those were shipped to us to review. Anytime you make a change to something like that that gets pushed in front of us, I would prefer to have signs changed in the center of town it gets pushed onto us.

David Dunning: Anything else on 4-11? 4-12?

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Paul Wanzenried: Wait on the bottom of 4-11, "Chili Center remains a strong core for the community". Objective 14, is this a reference to the Chili Center Master Plan, that kind of bisects the.

Dorothy Borgus: You want it to re-word that?

Paul Wanzenried: We don't make mention of the Chili Center Master Plan or reference it in any way. But the master plan in some way bisects Chili Center. If you look at Chili Center as Chili Ave North and South, the South side of Chili Ave is in the master plan, the North side just borders it. Which means the plaza borders it, the liquor store borders it.

David Dunning: The Chili Center geographical Chili Center defined Chili Center is South of the center line on Chili Avenue, on the North side if you will Paul Road, the center line of Paul Road to the South if you will, the West center line of Archer Road West coming in West, Beaver Road the center line of Beaver Road coming North, and then Old Chili Scottsville from the center line coming going East. So it is defined there, it does not cross over the center line because it does not cross over to the other side of the street.

Dorothy Borgus: Well we better work in some kind of a record.

Paul Wanzenried: No, because I think now that I think it through and I hear David talk no leave it as Chili Center because you are talking about the area as a whole you are not wanting to pigeon hole yourself into that map so I re-track that. Yea you are looking at Chili Center as a whole.

David Dunning: Yea, 4-12.

Paul Wanzenried: Anything come of Monroe County to become part of countywide fiber optics network?

Ron Brand: Oh, let's just say that other counties are light years ahead of them, if they are not looking into it.

David Dunning: The County has been installing fiber and continues to install fiber I don't know to what networks they actually belong at this point. But we continue to work with them to get fiber added to throughout Chili, where there are opportunities currently I think they are running some fiber thru some of the old sewer lines and stuff.

Ron Brand: Can I just interject here that just looking at the page number start with one of those letters c or d.

David Dunning: Oh, we would start a new objective.

Ron Brand: Yea.

David Dunning: We can stop at this one then. So we continue next time with C, is that what you are saying Ron? So we start with something.

Ron Brand: For the sake of tracking.

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David Dunning: Okay, I am good with that 4-12.

Ron Brand: I would suggest that if we can in a couple of three weeks meet again not wait a month or.

David Dunning: Well, we actually have Tuesday, May 2, 2017? Everyone okay with that?

Consensus is yes from all.

David Dunning: Tuesday, May 2, 2017 at 6 pm will be the next meeting.

Meeting adjourned at 8:24 pm.