

2030 Comprehensive Plan Committee Meeting
5/2/2017

A meeting of the 2030 Comprehensive Plan Update Committee was held on May 2, 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, Stephen Tarbell, Traffic & Safety Committee Member, Dorothy Borgus, Resident.

ABSENT: James Ignatowski, Architectural Advisory Committee, Chair.

Supervisor Dunning: Did everyone have a chance to review the minutes, any issues any changes. Okay, then we are going to approve those minutes, anybody disagree?

Dorothy Borgus: Nope.

Supervisor Dunning: Okay, so we left off with Objective 15 I believe it is on page 4-12 and basically Steve I know you were not here the last time but what we did is we went page by page and if there were any changes or suggestions or things that needed to happen, otherwise we moved on to the next page. Does anyone have anything on page 4-12?

Dorothy Borgus: I figured Jim would have a problem about “F” under Goals, “Increased Clean (Renewable) Energy Supplies”. I figured he might have a concern about that, how about just taking out and saying “Increase Renewable Energy Supplies” and take the brackets out.

Ron Brand: Remove “Clean”?

Dorothy Borgus: Remove “Clean” and just take the brackets around it out and have it just say “Increase Renewable Energy Supplies”. Jim had a problem if you read the minutes; he did not like clean energy last time.

David Dunning: Anything else on 4-12? 4-13?

Dorothy Borgus: Under “D”, again we are talking about “Prepare an Open Space Plan”, that will have to be changed.

Steve Tarbell: And I have under “1-B” has anything changed with that 261-b for the town law in that paragraph has anything changed?

Ron Brand: 261-b is zoning.

Al Hellaby: It should not have changed it should still be the same.

Ron Brand: Chances are that they would only adopt something at the State level or.

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Steve Tarbell: I was not sure if I did not have my other book with me and did not remember if something may have changed.

Ron Brand: And on “D-Objective 1”: instead of prepare, just say maintain the Open Space Plan.

Paul Wanzenried: In relation to “C”, “tax incentives that protect active farmland and other unique natural lands”, isn’t the “Right to Farm Act” kind of doing that though. Protecting active farmland.

Ron Brand: Well, what this is “tax incentives” on the Ag Exemptions, so this is saying that Conservation Easement Program for additional tax incentives beyond what they get currently under the Ag program.

Paul Wanzenried: Do we have any intentions of doing that?

Ron Brand: We did at one time.

David Dunning: Could that be re-worded Ron to reflect the verbiage in the Farmland Protection Plan which more closely resembles things like instead of Conservation Easement Program, Conservation Easement Program and perhaps purchase development rights or things like that instead of tax incentives, other programs as recommended by the Farmland Protection Plan.

Ron Brand: Yes, I will put verbiage to that effect.

Paul Wanzenried: In “G”, one of my things for homework was to look into other environmental protection overlay districts. Do these regulations, is it, are we requiring or immediately putting certain districts in this overlay protection on certain districts.

Ron Brand: The overlay would apply to any underlying zoning district whether it was commercial, industrial or residential it is the environmental feature that trying to identify additional regulations for zoning.

Paul Wanzenried: Are we applying it to certain districts.

Ron Brand: All zoning districts.

Paul Wanzenried: All zoning districts, so the entire Town of Chili will fall under the Environmental Protection Overlay District.

Ron Brand: Were those features that you want to provide additional scrutiny whether it is steep slopes or forest areas, prime unique agriculture soils things of that nature. Things that are not right now delineated on the Zoning Map and the reason the municipalities have gone to that Paul is basically they discovered that the Zoning Map in its current state does not begin to identify features of restrictions that exist in already various State or Federal regulations. So when people are looking at the Zoning Map seeing that it is residential something or another and they get before the Planning Board or they come into do something and they discover that you have this issue, you have that issue to address and deal with. So, that is why the Environmental Overlay’s are active in several municipalities.

Steve Tarbell: Would that be a good example there that with the new construction at the Rose Hill, were initially if you look at it the land is available to build new houses but further look that you found out that

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they really could not put as many as they originally thought they could there. Would that be a good example of that?

David Dunning: Other than the fact that they knew that they could not put houses back there, I mean I understand that the land in of itself the land use maybe relevant to what you are saying, but yes they knew what they could or could not do.

Steve Tarbell: But someone would not know it right up front at first glance.

Ron Brand: And the other thing is without the overlay, I can bring you a court decision were the courts have said I don't know how you go about calculating what the density is per site and a lot of municipalities tried to say that the permitted density is the result of the buildable portion of the site and not the total site. The courts held that for a municipality did not distinguish in the zoning that they had to include the overall site. So, if you had two acre zoning and you had 20 acres of land you could have ten lots on it, even though you might only be able to build five out of the twenty acres. It is up to the community to decide how they want to deal with this and approach. It makes it very more clear cut for developers to know going in that I am buying this piece of land and there is an overlay here of some kind or another whatever it may be for that is going to cause me to have to recalculate my density that I am going to have to put on this property.

David Dunning: The other thing you want to keep in mind in these objectives, it the very first statement which states, "To accomplish this objective the town could". It does not mean that we have to and it does not mean that we should, it means we could.

Ron Brand: So, in your homework after having reviewed the overlay communities, what was your thoughts?

Paul Wanzenried: That not everyone terms the Environmental Protection Overlay in the same fashion. Mendon's is more of waterways, wetlands, unique environmental features, that sort of thing. Whereas Pittsford's is more geared towards walking trails, and items that, I would consider more passive recreation and that sort of thing. They do, Pittsford does to some sort of degree also does some environmental features and soils, but Mendon's is far more geared that way than Pittsford's. I am not a big fan of overlays in general I think that you want them delineated to certain districts. I don't see an environmental overlay on a GB, where I would see it on an AC, or residential when you are getting more towards farmlands, open areas, that sort of thing. I don't know what environmental feature or what I would be trying to protect in North Chili, that I would be more apt to protect South Chili or dare I say the Ballantyne area something in that nature in that area. I understand the concept better that is for sure.

Ron Brand: It is something it is not saying that you have to make that a priority. I am just saying that now you have an Open Space Index, you have an Open Space Plan; you cut the framework for justifying the Farmland Protection Plan. At some point and time, you are going to want to take a look at this idea.

David Dunning: Anything else on 4-13?

Al Hellaby: Just out of curiosity on item "B", what constitutes a most important Open Space, I mean in someone's eyes it might not be as important as in someone else's eyes.

Ron Brand: The eyes of the Open Space Plan that has been prepared and adopted.

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Al Hellaby: So, you are saying on that plan those areas that are highlighted.

David Dunning: They may not be specific areas; they may be conceptual if you will. As well as when you approve a site plan, can they preserve some green space around the building and build up higher, rather than out, so shrinking footprint that might be a priority but the plan defines what it considers to be important. Anything else on that one? 4-14?

Dorothy Borgus: Under “H”, “In addition, the town should”, I highlighted Planning Board, that is not the Planning Boards determination is it. Should that not be Town Board?

Ron Brand: It says “for use by the Planning Board”. It would be the Town Board that would set those standards.

Paul Wanzenried: “The town should develop criteria and guidelines for use by the Planning Board”. So there that implies that it is the Town Board, committee or something from the town.

Ron Brand: When the Planning Board looks at a subdivision plan and it says we want ten acres of this parcel of land for a park, the Planning Board should not be doing that without having something to back it up either in the Open Space Plan and concurrence with the Town Board. The Town Board is the ultimate decision maker, on what parklands they want to accept and not accept.

Paul Wanzenried: Could someone explain “6” at the top of the page?

Ron Brand: A woodlands protection map, in other words do you have one.

Paul Wanzenried: We have one, when was the last time it was updated?

Al Hellaby: Eons ago.

Paul Wanzenried: I am pretty sure it is as old as the hills.

Al Hellaby: I have gone over that more than once with Mr. Schickler.

Dorothy Borgus: Again, it goes back to the following areas on the previous page, under “G”, the following areas should be considered.

Steve Tarbell: Is that where if somebody comes in and cleans up, is that what you mean by that?

David Dunning: No, it is a protection of wood lots, there are a certain amount today well it being old and very outdated we do have a map that shows specific wood lots where they want to preserve certain amount of species and hard wood, different types trees. So, this is basically a map that would protect certain areas of these mature trees and forests within the town. I think that if you go to the point that this is eons old and nobody knows and Dorothy was probably the last one to see it, because none of us has ever seen it around

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during that time. It is probably something that is in the “to do list” if you will of things that need to be done. When we prioritized that I do not exactly recall when that would be, but I am going to guess that specific one is to update that map.

Ron Brand: Rather than just say, “establish” you have already established it.

David Dunning: It should just be update.

Ron Brand: Maintain or update. I would say maintain.

Paul Wanzenried: Update would give you the impression that there is a timeline.

David Dunning: Well there actually is but.

Ron Brand: But update is, maintain is ongoing.

Paul Wanzenried: And in lieu of the ash issue that the town is currently that, a lot of this is being harvested as we speak.

David Dunning: I do not know that the ash trees would necessarily be a part of some of these wood lots. I could be wrong, but I do not think this includes going out and counting tree’s it would identify geographic areas. To be honest with you I have never reviewed the map, though I do not know what it contains.

Al Hellaby: The one over on Volger’s property down there.

Paul Wanzenried: On Humphrey?

Al Hellaby: No down off the Jetview Drive area there, because like I said I have gone through this with Mr. Schickler.

Ron Brand: Does the Open Space Plan deal with the significant ecological corridors and habitat?

David Dunning: I don’t recall.

Ron Brand: I read it but I don’t recall. The issue there is someone who is grasping for any straws can oppose some kind of project can say that it is an ecological sensitive habitat for some kind of species or plant.

David Dunning: I don’t believe so. I don’t know. Aren’t those things as something is developed or something was to be developed aren’t those things investigated prior to any approvals. Isn’t that a part of the SEQR process? Don’t they have to identify there is bock turtles, or owls, or rare birds, something nesting or I think everything but a poly rog is good. Anything else on 4-14?

Paul Wanzenried: “Direct the Conservation Board to identify and evaluate possible strategies for protecting air quality”.

Ron Brand: I don’t think that is going to ever happen.

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Paul Wanzenried: And do I want to direct the Conservation Board?

David Dunning: Setting aside, I believe if you read the charter for the Conservation Board, air quality would certainly be a part of their charter. And as much as if you had a factory that was burning coal and omitting something out into the you won't find it in town law. Whereas the Conservation Board would base on the purist sense of what the Conservation Board is supposed to do versus what they do now, I believe that is part of their charter. It does not mean that making sure that we are all driving Prius and Chevy Volts. Anything else on 4-14? 4-15?

Al Hellaby: Objective 6, "Create regulations for onsite use and commercial wind and/or solar energy generating systems". I know they have a wind thing in the zoning ordinance, but I do not think there is anything that pertains to solar in here.

David Dunning: Not yet, it is coming.

Al Hellaby: That is something that you want to get onto because I heard rumors out there.

David Dunning: I am meeting with some folks this week.

Al Hellaby: One of the neighbors had a knock on the door.

David Dunning: A lot of your neighbors have had knocks on the doors.

Steve Tarbell: Do we already have height?

David Dunning: Yes, we already have, the wind energy legislation that we put into place about five years ago pretty much makes it impossible for you to put up a wind device anywhere in the Town of Chili. It was also already determined thru studies that Chili is really not although it seems windy, it is not really windy enough to sustain wind energy. There is no place in Chili necessarily to put it.

Ron Brand: It is all down in Wyoming County.

Steve Tarbell: Is there an exemption for how close you are to the airport?

David Dunning: The airport would dictate whether or not you could put anything over there or not based on height sure.

Ron Brand: They are very concerned anytime that you have an industry and it involves some kind of smoke stack, it is not so much the smoke as it is the height of it.

David Dunning: I want to say it is a five-mile radius or something around the airport that is protected.

Ron Brand: Three.

Al Hellaby: I don't know if anybody realizes that not to get off the subject here but the lights on the WHAM tower have not been lit for six or eight months. I brought that to the airport's attention more than once and they were like "ok, whatever".

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Ron Brand: Well I will tell you who you can bring it to the attention of and you will get some action is Mercy Flight. They will be all over that very quickly. But before we get off track here with Objective number 6, going back to Al's comment. We should talk about solar energy generating technology as an objective.

David Dunning: What about it Ron, what are you asking I am sorry.

Ron Brand: I am just thinking should we add a "C" under number 6. That says, "Encourage solar energy generation technology projects that will financially benefit local individual.

David Dunning: No, no, I agree with creating the regulation what I personally don't agree with and would not support was anything that would allow some of these solar farms to be established in the Town of Chili. I have seen them in Vermont, New Hampshire, in Williamson, NY, there is one over on Bailey Road and while you can't see it from the road, they are horrific, they are ugly and they take up land that a farmer and their kids may not want to farm it anymore. And in order to stay profitable we are going to allow to rent to this solar farm and once you have done that, the land is gone. It is just gone and you will not recover that land ever.

Dorothy Borgus: Again though it says, "could", "to accomplish this objective the town could", and actually solar is Na.

David Dunning: Right, that is for the legislation and that is to create codes, regulations is the codes. Create the codes in which I am perfectly in favor of. What I am not in favor of if you are going to add "C", is to say, "encourage" this. I personally would vote against encouragement. I have no problems with renewable energy to a certain extent but I am not going to let all of Chili's farmland in which would happen, these people have been knocking on the door now. I want to lease my land to so and so, are we going to be able to do it and the answer is no.

Ron Brand: Last week they had a public hearing at the RIT Inn & Conference Center on the SEQR regulation and I went to it. The State Legislature are getting pressure as you know from the Governor on renewable energy was proposing that solar farms be classified as a Type II Action. Now Type II Actions as you know do not require any further requirement of environmental consideration. People were asking questions about "what does this do to farmland"? What does this do to your ten-acre disturbance, what does this do to all these things and the attorneys did not have an answer. So, I am watching very carefully to see were all that is going, because it is being driven by someone that has higher aspirations.

David Dunning: The Governor has his 50/30 plan, which is 50% renewable energy by the year 2030. He is looking for compliance across the State. When you look at a map of what that compliance would look like with the combination of wind/solar you would be completely polluting upstate NY, everything North of NYC with wind and solar farms if you will. They would just be everywhere. I do not think we have a problem with personal; you want a rooftop, a panel in your backyard to supply personal. We have already passed legislation in which prohibits any incentives, because they are considered public utilities now. So, we have passed legislation, which will prohibit the tax abatement so there is no tax incentive anymore. And quite frankly, when we talked about this during the Farmland Protection Plan, we looked at penalizing farmers for leasing their land to solar farms.

Ron Brand: Or land owners that are renting to solar farms.

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David Dunning: Right.

Ron Brand: A couple of things with solar farms does not always seem to come to the surface. One is the fact that having a theme of a public utility of having to buy the excess energy that goes beyond what you need for the property. How do you get it from where you are to the substation? The second part of that is insurance, who is going to cover those structures on your property. There is only a very few in the Country insurance companies that will insure solar operations. The third part about it is making sure that you protected the siting of those resources from your environmental features that you want to protect. Your overlays, the farm soils and those things of that nature, and finally a maintenance pond so that at the end of the life of those units, the municipality has leverage to go in there and have them removed and not at the taxpayers' expense. Those four things are effecting a lot of the solar operations that they do not like to talk about. They like to promise the landowners that it is going to be gravy and it does not quite work that way.

David Dunning: Your permit is a couple hundred thousand dollars that should deter them a bit. I do not know when you talk about "C"; I do not know that I would really like to incorporate that language. But, again, that is my personal thing, if the committee feels otherwise then.

Ron Brand: We just discussed it.

Paul Wanzenried: If what you said regarding wind that Chili is not really a windy or that the wind is not sustainable for wind energy, then why do we encourage it? Why is "B" even valid?

Ron Brand: Because a lot of the smaller wind turbines, the "tulips" they call them for individual homeowners can function and operate.

David Dunning: But they cannot do them in Chili.

Paul Wanzenried: Yea, right.

David Dunning: Our code would be restrictive.

Paul Wanzenried: If our code is so restrictive, why is "B" even valid?

David Dunning: "B" is valid because wind technology is ever changing and beyond those "tulips" now there are roof top type wind devices that say like Palmer Foods could mount on the top and that is another thing, I don't know if that would be a problem with solar on the top of Wegmans, on the top of Palmer Food, you know you put them on roof tops, I have no problem with that at all. But the same thing with wind there are roof top wind devices today that would fall under our small wind energy control devices and maybe workable on top of buildings and still not have an issue with height and airport issues or anything else. The technology is evolving and changing, so I do not think "B" is a necessarily a bad thing.

Dorothy Borgus: Before we get off of that page on Objective 6, that should agree with whatever we did on page 4-12, which was take out "clean" and take the brackets off and that would agree with what we did on the prior page.

David Dunning: Anything else on 4-15? 4-16?

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Paul Wanzenried: What support would the town continue to offer of “the vitality of existing employers”? This is “A” at the top of the page.

Ron Brand: What this is saying to have stable and diverse local economies there needs to be a wide variety of employment opportunities for residents. Not everyone can have a white-collar job, or a blue-collar job, or work for minimum wage. It has to be a diversity economy if the community is going to have what you have now.

David Dunning: In other words, do not become Wheatland where you have no development, no businesses, not much of anything otherwise your town falls apart. You start losing residents, and there is a whole bunch of issues there.

Paul Wanzenried: I understand that, but what does the town do to continue to support the vitality of existing employers?

Dorothy Borgus: But it says, “Could”.

Paul Wanzenried: “Could”, give me an example.

Ron Brand: For example the County IDA, when they get involved with tax incentives, pilots or other amenities to stimulate.

Paul Wanzenried: That is “B”.

Ron Brand: Investments, okay comes to the town, holds a public hearing in the town to solicit input. Normally the town is there to support this industry, new business or whatever it is that is eligible for the incentives.

David Dunning: Your Planning Board is also a part of that because your Planning Board is accomplishing the support thru the change of use process, the supporting of expansions. The Building Department does it on a daily basis when someone calls you up and can I use this space, how can I use this space, can we move to here, can we do this, signs, your helping to support that vitality of a particular business. We do it as simple as thru the Chamber of Commerce, involvement in the Chamber of Commerce, supporting the businesses. We do it when we buy products, trying to buy products from local businesses that is all a part of it. We are supporting their vitality and making sure that there is ample space and not allowing sprawl.

Ron Brand: One of the things that you also do is make sure that you have sufficient lands zoned for expansion opportunities for economic development in your community, which you do.

David Dunning: Anything else on 4-16?

Paul Wanzenried: When we get into “Re-write the town’s commercial land use regulations”, does that mean creating new zones. Am I eliminating the general business or dividing the general business into two, or combining neighborhood and business, is not neighborhood commercial business and is community commercial GB. So you want to re-name them is that what you are saying to me.

Ron Brand: Or we can re-name them here. You could say “neighborhood commercial” which is NB.

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Paul Wanzenried: And where does RB fall into that?

Ron Brand: Restricted Business that would be more in your neighborhood kind of category.

David Dunning: I think that the verbiage in those two probably could be different based upon what the results of our zoning code review and I think that is something worth looking at. Whether or not those two bullet points, the titled the bolded print, whether those are accurate or not. Maybe we should make those the same as whatever the actually zoning is that we are referring to here.

Paul Wanzenried: I think you should.

Ron Brand: And it should be.

Paul Wanzenried: Well, if I am looking at “Neighborhood Commercial”, means to me “Neighborhood Business” and “Community Commercial” is a “GB”.

Dorothy Borgus: Under “B”, near the bottom of 4-16 on the third line down it says “sufficient market area population, safe and readily usable access for pedestrians and bicyclists, access by public transit, and sufficient distance from incompatible uses”. I mean if anybody wants to come in and open a cookie bakery we cannot say you can’t. We may all know that it does not have much of a marketplace for that but that is what I am thinking. Should that “sufficient market area population” be in there?

Ron Brand: When you look at a new business coming in before the Planning Board, do you ever ask what the marketability and market research is?

Al Hellaby: We have, I mean it is not a standard thing we ask. It rather depends on what the business is.

David Dunning: Typically, depending on the business, now the small cookie company or bakery does not typically do that but when you look at larger more retail that depends on your population then it would depend on that statement to do business. We have talked about this before they do the pushpin thing, they put a pushpin in the location, they draw three circles, one, two, three-mile radius, and then they count rooftops. If there is sufficient rooftops, they will come, if there is insufficient rooftops.

Al Hellaby: There is a lot that goes into that too, income regulator, geographic, you would not believe what goes into that.

David Dunning: Correct.

Ron Brand: If there is sufficient market there, a lot of it also depends on the highway facility that is located there.

David Dunning: So are we changing anything there?

Dorothy Borgus: Not if you guys are happy with it.

David Dunning: Okay, anything else on 4-16?

Paul Wanzenried: Discourage strip commercial development.

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David Dunning: Well, let us go back to that for a second, we have done nothing but encourage it.

Paul Wanzenried: Exactly.

David Dunning: We have done the opposite of it.

Paul Wanzenried: You have Jack Howitt; he sold us the bag of goods there that he was going to put in that commercial next to Wegmans.

Dorothy Borgus: Where is that?

David Dunning: They are still trying.

Dorothy Borgus: What does it take, what do you mean he is still trying?

David Dunning: Well, they have come in several times with several applications and none of them fit the zoning though. I am not going to expand that zone, I fought to keep that the way it is and I will continue to fight to keep the way that property is zoned. They have come in with a bigger footprint and want bigger stores and we are not going to allow that. That has been the hold back right now so what they are calling an anchor store in my opinion is not "Goodwill". Goodwill is not an anchor store, it is fine if they want to come somewhere else where it fits but I am not going to expand the zoning regulations there in order to accommodate a Goodwill. They wanted to bring Aldi's over in that particular spot and once again, Wegmans really does not have a problem with it for the most part, but they need a bigger store which means we would have to relax the PNOD code in order to do that and I am not prepared to do that. So that is what the holdup is over there, they just have not been able to find that one store to get the ball rolling. They have been in several times and several different options and none of which fit.

Dorothy Borgus: Along those same lines look at all the stores we were supposed to have in North Chili where all the apartments have all gone in right by the green house. That was a Planned Residential Development, that was supposed to get stores and everything in there and there is nothing there. North Chili.

David Dunning: Yea, behind the Hess, Speedway I should say? Where the green and white house?

Dorothy Borgus: Yes, that was supposed to be stores.

David Dunning: Oh really I did not know that.

Dorothy Borgus: I think it is apartments now it won't make any difference.

David Dunning: No, there are no apartments there it is a vacant lot.

Dorothy Borgus: It is wetland.

Paul Wanzenried: It is vacant lots.

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Dorothy Borgus: They are always going to build stores and they never come about. Not that we need anymore.

Ron Brand: That would not have been a strip though if I remember that original concept it was more of a commercial plaza type thing.

Al Hellaby: It was a strip plaza it was not like a mall type situation.

Ron Brand: No, but you do not necessarily have to have a mall

David Dunning: The Six-Fifty plaza, I mean that is a strip plaza. We have the one across the street which was there it was a strip plaza. The Greenwood Townhomes that is going to be a strip plaza.

Paul Wanzenried: There is one in the works on Scottsville Road, strip plaza.

David Dunning: Where?

Paul Wanzenried: F&S, the neighborhood business there 1735 by Salvatore's. That would be a strip.

Al Hellaby: Behind the pizza place there.

Paul Wanzenried: He is coming in for discussion next month.

David Dunning: So, we may want to re-look at "D".

Ron Brand: If you have not been discouraging it, it is not saying you are not going to do it. So I would delete it the reality being what it is.

David Dunning: Good catch thanks Paul. 4-17?

Steve Tarbell: Do we have a Right to Farm Law; are we working on one now?

David Dunning: Yes, we are going to introduce it at the next meeting and will have a public hearing on it in June, and hopefully adopt it in July.

Paul Wanzenried: You can eliminate "5, D-3".

Dorothy Borgus: I saw that one too, we don't need it at all do we?

Ron Brand: It has been something that has been discussed and now that you have the Farmland Protection Plan, the only thing that you really need to do is to start to monitor your active farmland sites and identify where they are for the Planning Board.

Dorothy Borgus: So, you would like to re-word that.

Ron Brand: No, I do not think that you need an agriculture advisory committee.

Dorothy Borgus: So you are taking five out.

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Ron Brand: Yes.

Paul Wanzenried: Objective 1-B, “Expand Agricultural Zoning to cover actively farmed areas”.

David Dunning: We are looking at that now, if we reduce that PRD, down to AC, that would be fulfilling that exact objective.

Ron Brand: Expanding the AC to have more terms consistent with what Ag & Markets Laws are.

Paul Wanzenried: Okay, the way I read it led me to believe that we were creating more agricultural zones or districts and we are not because we want to get rid of the RA-20 there right.

Dorothy Borgus: Maybe to get rid of that confusing on that, maybe we should not put “Agricultural Zoning” in capitals in there and it say a specific zoning. Maybe just make them small letters. It looks now like it is a specific zoning category and if you made it a small “a” and a small “z”, it would just be a general statement.

Ron Brand: Oh, yea instead of “Agricultural Zoning” why don’t we just say the “Agricultural Conservation District”, which is what it does.

Paul Wanzenried: It says, “Continue to allow farm stands in agricultural zones”. To the best of my knowledge, I think we do not permit them.

David Dunning: We do not permit them, so we continue to allow them. They are allowed we do not permit them but they are allowed. They are allowed by Agricultural Law.

Paul Wanzenried: I get that, it is the word “continue” that I have an issue with.

David Dunning: We have allowed them up until now, so we are going to continue to allow them, that is the recommendation not going to stop it, because we really can’t and shouldn’t.

Paul Wanzenried: Why do you make mention of that specifically?

David Dunning: I cannot answer that.

Ron Brand: What is it that you want to do?

Al Hellaby: Take that last sentence right out of there.

Paul Wanzenried: Yea, I would say, if it is allowed why am I making it a point to point something out that is allowed.

David Dunning: But then it demonstrates that you are adhering to a plan also or in supporting of Agricultural operations.

Paul Wanzenried: How about we say that, “cannot continue to allow but support farm stands in Agricultural zones”.

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David Dunning: I am okay with that.

Paul Wanzenried: You okay with that, I do not like this “continue” it implies that we have allowed it in the past or that we have permitted them. We support them, we want them to continue and thrive.

Ron Brand: Do you just want to do it in the Agricultural Conservation District or the Agricultural Zones?

Paul Wanzenried: Yes.

Ron Brand: Because you have RA, this, that and the other thing.

David Dunning: Hopefully not for long.

Paul Wanzenried: Right. If you want to change that Agricultural to what did you put up top.

Dorothy Borgus: Agricultural Conservation District.

Paul Wanzenried: And make that unified I am okay with that.

Ron Brand: Very good.

David Dunning: Okay, anything else on 4-17. 4-18?

Paul Wanzenried: “C”, “Consider establishing a voluntary purchase” that one right there. Do we do that?

David Dunning: Do we consider establishing them; yes, we have considered establishing them.

Paul Wanzenried: Is that not the valley of trust that we have talked about?

Ron Brand: The Genesee Valley Land Trust?

Paul Wanzenried: Yes.

David Dunning: No.

Paul Wanzenried: Is it not similar to it?

David Dunning: “Purchase of development rights” would be something that a farmer or someone who owns farmland would come to the town, there is an application process that they come to the town to seek support and are looking for financial support from the town and or other agencies if there are grants available to purchase development rights, where the town would purchase the development rights saying that this could never be developed, the town owns those rights regardless of who physically owns the property. The rights to develop that property belong to town or whomever purchased the development rights.

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Ron Brand: The property would continue to be taxed however at only its agricultural value and not at the full value.

David Dunning: It is a recommendation of the Farmland Protection Plan.

Dorothy Borgus: Under Objective 3-C, would have to change.

Ron Brand: Maintain.

Paul Wanzenried: Back up into "E", "Work with farmers to develop zoning regulations for agricultural areas", are we not doing that now.

David Dunning: Yes.

Paul Wanzenried: That is completed isn't it, because that is essentially the "Right to Farm"?

Dorothy Borgus: Do you want to change the wording?

Paul Wanzenried: No, I want to take it out.

Dorothy Borgus: You want to take it out.

Paul Wanzenried: Because I have done that, it has been accomplished, unless you continually review.

David Dunning: Work with farmers to review zoning regulations. I would say instead of "develop", because we did already develop. I would think that we would prefer to have "work with farmers to review zoning regulations". Is that all right with everyone, because it will be and should be reviewed?

Consensus from group: Okay.

Dorothy Borgus: Back to "C", you have to take out that second sentence Ron. "Seek public participation and input" that whole sentence should come out. Objective 3-C, we are going to "maintain" the Farmland Protection Plan, and that second sentence is not appropriate anymore.

Paul Wanzenried: Is the maintenance of that going to be funded by the Department of Agriculture.

Ron Brand: No, they only pay you one time to create it.

Paul Wanzenried: Therefore, you need to eliminate.

David Dunning: That statement I would change in its entirety then, let us re-write that then to be more consistent with where we actually are. All right Ron. Just do a complete re-write on it.

Paul Wanzenried: And as far as "D" goes, "Implement the recommended actions created" not "to be created". In the sentence below that 3-D. Eliminate "to be" I guess is what I am saying Ron.

Ron Brand: Well we will just take out "create" too.

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David Dunning: Anything else on 4-18?

Paul Wanzenried: Do we have any intent, if I could back up to “D”, “Not to extend sewer lines into or through areas zoned for agriculture”.

David Dunning: Does that not have an “unless”. “Except when required for public health, safety, and limited placement of other infrastructure”. Again, this is how to preserve agriculture lands and make sure they stay agriculture. Most farmers would tell you as soon as you drop a sewer line down here that land is sold to Faber Homes, Ryan Homes or whoever else wants to build houses.

Dorothy Borgus: What was all that zoned down by Rose Hill was that not agricultural.

David Dunning: No, the current zoning I think is residential. We did not have to rezone that Dorothy.

Dorothy Borgus: But you are right, farmers don’t want sewers on their property.

David Dunning: Figure 5.1.

Ron Brand: That is the Future Land Use Map.

Paul Wanzenried: R1-20.

David Dunning: Anything else on 4-18? 4-19?

Dorothy Borgus: Under Objective 5-D.

Paul Wanzenried: “5-D, 5-C”, you have to eliminate that Agricultural Advisory Committee.

David Dunning: I think Objective 5 has to go away all together.

Dorothy Borgus: It will throw your numbering off all the way thru when you re-do it.

Ron Brand: Not necessarily, because what we would do.

Dorothy Borgus: Your right it just won’t be there.

Ron Brand: It is just a question of having a blank spot on the page instead of renumber a whole bunch of pages.

David Dunning: This section was intentionally left blank.

Ron Brand: But my thought is that this would be identified as an amendment to the 2013. And it was adopted by the Town Board, so there will be two things at the bottom of the footnotes, which would basically identify something has changed on this page as of this edition and that it was adopted by the Town Board on this page.

David Dunning: Anything else on 4-19? 4-20?

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Paul Wanzenried: In “D”, we say, “Develop design and performance standards light industry and office park development”.

Ron Brand: Right, you want so much lot coverage; you want certain style of buildings, if you want three-dimensional exterior walls, things of this nature. Communities do have those if you are trying to develop a standard that you do not now have. Instead of a middle sided building, you put in some split face block and other exterior things. You get more attractive landscaping.

Paul Wanzenried: We use to have a design standards criteria in the town, I guess I am just, to me that sounded like something the applicant would provide to us and we would find if it was acceptable. But what you are saying we need to do those.

Ron Brand: I am saying.

Paul Wanzenried: To set the criteria that they must adhere to.

Ron Brand: You can set the generics if you want, okay.

Paul Wanzenried: Got it.

David Dunning: Anything else on 4-20? 4-21?

Dorothy Borgus: Under “H”, since we have a Chili Center Master Plan.

Paul Wanzenried: I would agree with that.

Dorothy Borgus: Should that be taken out.

David Dunning: Well we did not do a streetscape plan, a detailed streetscape plan, there is some recommendations and considerations but there is nothing done in any detail.

Ron Brand: One of the other things that is not in here and it should be in here is transportation is a complete streets, which is a Federal Highway designation that talks about streets that are accessible not only for vehicles, but for bicycles, pedestrians, and what not. I would encourage that we.

Dorothy Borgus: Include that in “H”.

Ron Brand: Under “Objective number 1” I would say, insert the complete streets.

Paul Wanzenried: Does the town have a sidewalk masterplan?

David Dunning: I was just going to say “C”, is that what you are referring to.

Paul Wanzenried: Actually “K”.

David Dunning: We did a Bicycle & Pedestrian Study, which you can back up and see, so instead of “prepare” should that not say then “maintain”. Then “H”, what do you, no, I am sorry “K”, it does include

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that. We have started a sidewalk fund, we do have that now. I would say that “K” would change again, change from “develop” to “maintain”.

Ron Brand: Right.

Dorothy Borgus: The wording is not right there anyway in “K”, it says, “Develop and Town wide sidewalk plan”.

David Dunning: Take out “and”.

Al Hellaby: “E”, says “Establish a town trails committee” is there a town trails committee.

David Dunning: No, but I think that was one of the action items if you go back into the things we are supposed to establish. We did a trails plan or feasibility study I should say, but we never did create a trails committee. I don’t know that I would object to leaving that there. I don’t have any problems with this at some point because I think that was sometime in 2050 or 2060 we are supposed to do that one.

Paul Wanzenried: Did we prepare a transportation plan yet.

David Dunning: Not yet.

Paul Wanzenried: One of the things that is.

David Dunning: It is. 4-22?

Paul Wanzenried: Ron who is the Metropolitan Planning Organization.

Ron Brand: The GTC.

Paul Wanzenried: Thank you.

Steve Tarbell: Who decides which areas get traffic control devices?

David Dunning: It depends on the controlling agency, traffic control devices could be controlled by the State, County or Town and very few by the town. Traffic control for the town are typically your stop signs or yield sign perhaps. Very seldom a traffic light, your State & County roads would be traffic lights.

Steve Tarbell: I was referring more to the town, how do we determine which areas get stop signs. We have some T-intersections and certain subdivisions that do not have stop signs, how do we determine who has those.

David Dunning: I think those are done during various traffic studies and part of the Planning Board process.

Al Hellaby: We have brought that up more than once, and you are correct a lot of subdivisions do not have, and the one that gets me really nervous is the one over there on Archer Road besides the railroad tracks. There is no stop sign there and those people come screaming out of there.

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David Dunning: Out of the Vistas?

Al Hellaby: Yes, and it has been more than once.

Steve Tarbell: But even over at Park Place or some of these where people pull out and there is no stop signs.

Ron Brand: Well, that is something that the.

Dorothy Borgus: Traffic & Safety Committee.

Ron Brand: Right should be looking into and identifying, having the Highway Superintendent.

David Dunning: I know Park Place they have been talking about. When you are at your committee this week, discuss it with them. They are the Town's advisory board on that, so if they recommend a traffic control device should be put into somewhere then it is up to the Town Board to pass legislation, which would allow that particular traffic control device for town controlled roads, which are few. Town dedicated roads I should say. Anything else on 4-22? 4-23?

Dorothy Borgus: I focused on roundabouts on that page, do we still want to talk about roundabouts? Do they still have that glow that they use to have?

Ron Brand: In some areas yes, I know some people in this town that would love to have a roundabout in some locations.

David Dunning: I know certain people that would love not to have them in this town.

Al Hellaby: I think that they are a great asset, but the problem is you have to have a lot of space to use them and you cannot put them into a regular intersection because they will not work.

Ron Brand: Well you would have a hell of a time putting it into over there at Route 259 and 33.

David Dunning: Now you would.

Dorothy Borgus: That one with the hill, that one, with two hills, straight.

David Dunning: And a curve.

Ron Brand: You would have a hell of a time.

David Dunning: There is however, some discussions going on at the State & County levels to consider Morgan and Union, where the accident was. There has been a couple of accidents, but more recent where that young man lost his life there.

Dorothy Borgus: They are talking about a roundabout there.

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David Dunning: Yes, the possibility of it yes.

Ron Brand: They have also have some Federal Highway Funding available for those intersections where there has been fatalities. So, to take it out.

Dorothy Borgus: It is okay with me then.

David Dunning: As much as I dislike them, I think that I think it is still a traffic calming mechanism that has been proven by some to be effective.

Al Hellaby: What is Green Energy Principals for traffic control?

Ron Brand: A roundabout is a green energy principal.

David Dunning: It keeps traffic moving it does not make you stop and blow exhaust into the air it keeps your exhaust distributed evenly across the area to which you are traversing. Anything else on 4-23?

Dorothy Borgus: Does "A", is it really applicable, I mean we would like to think it was, but I mean look at American Packaging and Rose Hill and everything going in down there on Beaver Road. This book was in place with that in there and it happened so. Just think of the traffic we are putting on Beaver Road. Should that be left?

Ron Brand: John Nowicki would probably kiss you for saying that if he heard you.

David Dunning: Traffic studies supported what was going to happen there. So, the limited scale and concentration of development is still govern by the traffic studies, which are provided by professional consultants.

Ron Brand: They are reviewed by all the agencies.

David Dunning: Reviewed by the Planning Board, County Planning, our planning.

Ron Brand: SEQR process.

Steve Tarbell: We have been told at our meetings that is not going to have any adverse affects.

Dorothy Borgus: How could that be though, I know that they are saying that but. How many employees are going to be at American Packaging?

David Dunning: Two shifts now and 140 employees I think, so you have 70 vehicles coming in at one time and 70 vehicles going, it is not really that many.

Al Hellaby: But it is not an all day situation, it is 45 minutes to an hour in the morning 45 minutes to an hour at night.

David Dunning: Right.

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Al Hellaby: I sit down there by that intersection everyday by the old softball park to try and make a left hand to go to Wegmans I have sat there sometimes 15 – 20 minutes.

David Dunning: Yes, it is bad. Try to get out of my street on a Sunday afternoon.

Dorothy Borgus: Even though it is sporadic, it is still a problem when you are in it and it is at that time.

David Dunning: Yes, but you know what Dorothy that is like every community across the entire United States. Unless they start staggering times that businesses operate and open, you are going to have that anywhere you go. Traffic in Chili is still very very minimal as compared to towns of its size and in bigger states. Try going down Monroe Avenue during rush hour.

David Dunning: Nonetheless, what we think is heavy and bad traffic and are waiting in most of the time even on Chili Avenue and Union Street the most you wait is one light even in some of the worst conditions here. Our traffic is not that bad we are just accustomed to less.

Ron Brand: We need to slow down on the aggressive drivers that.

Dorothy Borgus: Well that is true.

Inaudible too many speaking at once.

Steve Tarbell: The Village of Warsaw has 5,000 people, they wait longer on Route 19 getting out in the area of Social Services you can sit there for 10 – 15 minutes, and traffic is lighter there than in Chili, there is a lot more people here.

Dorothy Borgus: Is there any movement on Chili Avenue & Union Street to do anything about that intersection. I know we keep getting pushed down the line money wise.

Steve Tarbell: At the last meeting, we were told that the County & State are looking at it again. They are looking at what they did up in Henrietta at the Fastrac similar to that there.

Ron Brand: You know the one thing that you have to keep in mind Dorothy, is whenever they find a solution to correct those congested areas then they bring more development and bring the congestion back.

Dorothy Borgus: It is pretty much used up over there.

David Dunning: Actually not, because they are trying to sell that other corner.

Dorothy Borgus: I don't know there is not enough room to do anything.

David Dunning: I know people that want it, oh yes there is. Another convenience store, gas station.

Dorothy Borgus: The one that is there is starving now.

David Dunning: They are out of business, they are not starving they are gone they shut it down a while ago.

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Paul Wanzenried: Last month.

Dorothy Borgus: I know they are not selling gas anymore.

David Dunning: The convenience store is gone too.

Dorothy Borgus: You do not need another convince store down there.

David Dunning: I do not disagree.

Ron Brand: Well Byrne Dairy thought they did because they came after that one was there.

Dorothy Borgus: Right but they have a much bigger operation.

David Dunning: All right, anything else on 4-23? 4-24?

Paul Wanzenried: Yes, “designating roads of visual, cultural or historical significance”.

Ron Brand: That is a SEQR question. Do you have a highway that is.

David Dunning: If I am not mistaken was this not the promoting of tourism.

Paul Wanzenried: This is the “promotion of enhancement of agricultural and scenic resources along rural roads in the Town”.

David Dunning: I remember we went through this trying to promote tourism as a lack of a better word. Tourism through some of our historic areas and the agricultural areas that is all that kind of really was. That is what that objective was about.

Dorothy Borgus: You are right that was the whole purpose.

David Dunning: The cobblestones, Cobblestone Museum, Houses, farms.

Paul Wanzenried: I am sorry.

David Dunning: Don’t laugh at our town; we are not like Boston or anything like that we do not have a whole lot of history.

Paul Wanzenried: Until the town develops the great pumpkin trail.

David Dunning: Well that is what this is supposed to do. No, I am just kidding.

Paul Wanzenried: I just do not know. I am having a hard time picturing a road that has such significance in it.

David Dunning: I will take you on that route someday.

Paul Wanzenried: I look forward to it.

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Dorothy Borgus: It is “could” not “would”, it is “could”.

Paul Wanzenried: I know it is could I get that.

David Dunning: There are some nice drives in Chili.

Paul Wanzenried: Oh, I don’t doubt it.

David Dunning: Drive thru some farmland, look at some historic properties, there is not a ton of it you won’t spend hours doing it and take the family on a family outing if you go visit South Chili.

Dorothy Borgus: There is a correction on 4-21 that is a mistake that we did not catch. The “G”, “Public Utilities, Facilities & Services”, and then the “G-1” those should be “F’s” those are not “G’s”.

Ron Brand: Where are you, help me out here?

Dorothy Borgus: Where it says “G: Public Utilities, Facilities & Services”, on 4-24.

Multiple people stated that they had “G”, and some said “F”.

David Dunning: Yours came right offline so, you downloaded yours too offline, so online it is correct, so our books are wrong so for some reason it must have been fixed. Anything else on 4-24? 4-25? 4-26?

Paul Wanzenried: Do we do anything in Objective 2 there, so that would be F-2, Objective 2, “quality and cost of water and wastewater collection”.

Ron Brand: In other words, if you are going to be asked to extend water into certain areas of the town because of health reasons you have to have some baseline data provided to you. You can’t do it at the whim of the residents that want to have water as a need.

Paul Wanzenried: When we get down to F-3 “coordinated fire, police and other public safety”, the new merger of the ambulance went into that thought.

David Dunning: Under other public safety services, I would say so. Anything else on 4-26? 4-27?

Paul Wanzenried: Do we encourage the formation of neighborhood watch groups?

David Dunning: Sure.

Ron Brand: A lot of communities have neighborhood watch signs as a deterrent.

David Dunning: There is one on my street, but my house has been broken into there is one in front of my house actually. My house has been broken into twice. Anything else on 4-27? 4-28? 4-29?

Dorothy Borgus: On 4-29 on the bottom on Objective 3-B, that has been built right that Southwest Monroe County Facility.

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Paul Wanzenried: I doubt that they are moving that out of Elmgrove Road.

Ron Brand: So we can take that off.

Dorothy Borgus: Okay take it off.

David Dunning: That talk was about here, again when the YMCA was built we did this initially and we talked about bringing out something of that nature here to this area to the Riga, Chili region. I think we were focused on similar organizations using only the reference to the YMCA as a reference to a type of thing.

Dorothy Borgus: Maybe it should be re-worded then.

David Dunning: Well, we have talked to just about everyone who would do those kinds of things, outside of anyone we don't know about and it is not going to happen. I do not have a problem with removing it. I just am saying the history of that was not the YMCA itself.

Steve Tarbell: On page 4-30, Objective 4-b, can we change that since we have an Urgent Care coming in?

David Dunning: We have a couple of them.

Dorothy Borgus: What happen to that one down there on Chestnut Ridge and Chili Avenue?

David Dunning: They are just about open. The signs are up; I think they are close to opening.

Ron Brand: So, we should change that.

David Dunning: And we are probably going to have another one right here in Chili Center soon.

Ron Brand: Would you delete it?

David Dunning: I would say that "b" can go away yes.

Paul Wanzenried: When you say, "work with school districts to coordinate their facilities programs with town land use planning". Is that them using our fields, or us using their fields?

David Dunning: yes, we share facilities from time to time, we do have some limited before, and after school, programs are typically held at Paul Road & Chestnut Ridge. The schools from time to time will use some of our properties.

Ron Brand: This also goes beyond just playing fields, this is meeting periodically with the school superintendents to identify their needs, their plans, their projections. How many times have you heard someone stand up and say "how is this going to affect the school district", what is it going to do to my taxes. I would venture again that there is not a superintendent of schools would not wish for more development to help broaden the tax base to sustain their programs and allow them to continue to grow.

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David Dunning: Correct, well that wraps up Subsection 4. Do we want to get into 5?

Dorothy Borgus: Five is going to be a lot of work, I have been thru five.

David Dunning: Has anyone else reviewed five at all?

Al Hellaby: I just started.

Dorothy Borgus: There are a lot of changes there.

Ron Brand: Well, it is 7:45 let us focus on Chapter 5 for the next meeting, because there is a lot of analysis there.

Dorothy Borgus: This is a lot of work.

David Dunning: Can I make a suggestion, wouldn't it be easier to start with Chapter 6.

Dorothy Borgus: I did not do six.

David Dunning: No not tonight, the next time we get together and start with Chapter 6, I think we can knock off 6 off quickly, based off what we have reviewed in the past two meetings and the information that we do have. What does anyone else think?

Dorothy Borgus: That sounds good.

David Dunning: I think we could knock that off quick and then get into Chapter 5, I am not saying that not to review them both but to start with 6 to knock that off quick and then go back to 5.

Ron Brand: Then what is that next date? Is there anything going on the 16th or the 30th?

David Dunning: ZBA is on the 16th.

Paul Wanzenried: That is the Tuesday after Memorial Day.

David Dunning: That is a Tuesday and there is nothing in here. So, Tuesday, May 30th?

Consensus was Yes to Tuesday, May 30, 2017 at 6:00 pm.

Meeting adjourned at 7:24 pm.