

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

A meeting of the 2030 Comprehensive Plan Update Committee was held on May 14, 2018 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 2:00 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, James Ignatowski, Architectural Advisory Committee Chair, Al Hellaby, Planning Board VC, Steve Tarbell, Traffic & Safety Committee Member, Dorothy Borgus, Resident.

**ABSENT:** None

David Dunning: I know that everybody got the minutes from 8 months ago when we had our last meeting. Was there any issues with the minutes at all, anyone? Everybody okay with them, anyone opposed to those, so those will stand approved.

Dorothy Borgus: Another good job by Dawn.

David Dunning: Yea, she did a great job. I would like to apologize to the group it is largely my fault that we have not gotten together again. I have been preoccupied with several other projects going on and I should not have probably lost focus on this as I have. But it really came to my attention that we need to get back together and wrap this up. So, again, I apologize for the delay in time and the things that is not to blame on Mr. Brand and it is not to blame on Passero that blame is solely on me. With that, we have some new maps that we all hopefully have them by email. These are some copies for you; from there I am going to turn it over to Mr. Brand.

Ron Brand: Well I would like to “Thank” Paul since he is not here to hear it, for getting together with me and Passero and working out a lot of the details on these maps. We think we may be very close, we will find out today. Once we do finalize them, then that will help me finish my part of the first chapter explaining the change in direction that this plan is now going in. Then the other part is Chapter Two I still need some information that is going to be getting from Paul. The inventory chapter too, I know that there has been a change in the ambulance service that is no longer just Chili Ambulance it is now.

David Dunning: CHS Mobile Integrated Services.

Ron Brand: Right and there may be other things out there that I may not be aware of and I also need to have some guidance on how to address this community center project narrative for the plan. Those things still need to be done. My intent here is to wrap it up shortly, and when I say shortly I mean weeks, two weeks I would like to have this all ready to go out to you. With that, lets focus on what we can focus on today and that is the maps and go through them. The Regional Location Map I think is pretty self-explanatory. I do not think that there is anything with that map at all.

Dorothy Borgus: Which one are we on now?

David Dunning: We would be on Sub Area 2, would be the first one.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Ron Brand: Sub Area 2, there were some changes on some of the uses that we had identified from the previous plan. Does anybody have anything that jumps out at them?

James Ignatowski: I have a question.

Ron Brand: Yea Jim.

James Ignatowski: Up on Paul Road there is a certain type of hatch that has a white background and a very thin red lines and I guess I don't see that in the legend. Where would that be?

Ron Brand: On Paul Road.

James Ignatowski: Archer.

Dorothy Borgus: The Father's House.

James Ignatowski: Yea, The Father's House.

Dorothy Borgus: I noticed that on another map, I did not pick it up on this one, but I did see it on the.

David Dunning: On Sub Area 2?

James Ignatowski: Yea.

Dorothy Borgus: Yep.

Al Hellaby: It is outside of the area, but.

Dorothy Borgus: No but it is on another map as being a question I had too.

James Ignatowski: It is right across the street here.

David Dunning: Oh yea.

Dorothy Borgus: It is also on Sub Area 4. There is no legend for that particular stripping.

David Dunning: Because that is not Sub Area 2 though either, but nonetheless.

Al Hellaby: Right.

David Dunning: Maybe why it is not on this legend.

Dorothy Borgus: But it is not on 4 either.

David Dunning: It is not.

Dorothy Borgus: No.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

David Dunning: Okay, well then let us get to that when we get to that map.

Dorothy Borgus: Okay.

David Dunning: Is that all right.

James Ignatowski: Unless there should be something, saying see Sub Area 4 or something like that.

Dorothy Borgus: Did anybody else have a problem, maybe it was my light last night but in distinguishing between those two greens? I wonder if they could be differentiated just a bit.

David Dunning: The multiple residential and recreation?

Dorothy Borgus: Yea, the multiple residential area and recreation areas I guess where the two that I. the conservation areas stand out but those other two, but maybe the light was not the best where I was looking at this but I kept thinking it was a mistake and then I looked and it was my mistake because I was picking up the wrong green.

David Dunning: I had a similar thing with the orange and don't know that I with the colors, colors are fine but these ones that are right on top of each other or close to each other do make it difficult and again in this sub area depending on what you are looking at on a computer screen or on a printout could look very much alike. I guess I would.

Dorothy Borgus: Right, yea maybe a little.

David Dunning: Something. I don't know.

Ron Brand: I am sorry.

David Dunning: The oranges and the greens.

Dorothy Borgus: Especially around Fisher Road, that is where I noticed it the most.

Ron Brand: On the Sub Area 2 map?

Dorothy Borgus: Yea.

Ron Brand: Around Fisher Road.

Dorothy Borgus: Yea, the oranges are pretty; they don't differentiate much between the lightest and the medium one.

David Dunning: And being close to each other it makes it more difficult.

Dorothy Borgus: It is hard.

Steve Tarbell: But they are a lot better on here than looking on the screen.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

David Dunning: Absolutely.

Steve Tarbell: But like you said people are going to be looking at it on their computer screens and they wont have this in front of them right.

Ron Brand: Okay.

Dorothy Borgus: The other question I had and maybe it is corrected is that still restricted business at Archer and Paul.

David Dunning: Yes.

Dorothy Borgus: It is okay, it just kind of jumps out at you on the map because it is so different.

David Dunning: Oh wait a minute; you are talking that is Pete's Tree Farm.

Dorothy Borgus: Paul that is restricted business.

David Dunning: I think they have a, Paul is on his way. I would just verify that with him, I thought that was residential with a land use variance.

Dorothy Borgus: It just jumps out at me that is all.

David Dunning: I don't think it was restricted business. That might be a great catch Dorothy because I don't think, Paul just texted me he is on his way.

Dorothy Borgus: The other point to and this is true on a couple of other maps, is there any way to get the route number on top of these other markings. Like on Chili Avenue.

David Dunning: 33A.

Dorothy Borgus: Yea.

David Dunning: Ballantyne has it down there too.

Dorothy Borgus: Ballantyne has the same. If we could just get it on the top. If it is on a bad spot where it is going to be conflicting with what is underneath maybe it could be moved a little bit one way or the other so that it was not sitting on top of something you had to see.

Ron Brand: Okay. 490 picks up okay, 252, it just seems to be Chili Avenue.

Dorothy Borgus: And Ballantyne.

Steve Tarbell: Ballantyne where it goes into Archer.

Dorothy Borgus: Down in the pink on the lower edge. Again, there is that little yellow triangle up near the top edge on Chili Avenue. Maybe look at that on a later map, but there is a little, one little yellow triangle on Chili Avenue near the right side of the map. It is near.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Ron Brand: Marshall?

David Dunning: No.

Dorothy Borgus: Oh, you know what that is, because that is the cemetery at Marshall so it must be the funeral parlor. See the little right there.

David Dunning: Beans?

Dorothy Borgus: Is that right.

David Dunning: Could be.

Dorothy Borgus: Could be.

David Dunning: Because Marshall that is the longer road going down.

Dorothy Borgus: Right and that must be the cemetery in the purple.

Ron Brand: Right.

Dorothy Borgus: And the gas station would be red.

David Dunning: What is public and institutional then around it? Semi institutional what is it.

Ron Brand: Restricted business would be the funeral parlor.

David Dunning: I understand but the rest of it is marked off public and semipublic or institutional.

Dorothy Borgus: Right it is the cemetery.

David Dunning: Okay.

Steve Tarbell: What is the reason why this area was cut off, the white part that looks like the shape of a ski slope there.

David Dunning: It looks like they just followed the lines of the outline of the sub area and cut out just as a cut out.

Steve Tarbell: Okay.

David Dunning: That is what it looks like to me. On the current zoning map, this parcel that you are talking about the Pete's Tree Farm there, it is actually R-15 in the zoning map. So I don't know why.

Dorothy Borgus: Why should be yellow.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Al Hellaby: I might be all wet but at one time didn't we talk about on the outside of these sub areas putting what the other ones where, just so if you were looking at this one map you knew what area was down here and which one was over here.

Ron Brand: We have that sub area map.

Al Hellaby: Oh, all right there is a full one.

Ron Brand: Right.

David Dunning: Anything else on Sub Area 2?

Dorothy Borgus: The corner lot here across from the Town Hall I know that the triangle piece is restricted business but is that house-restricted business as well.

David Dunning: Yea, that whole lot is.

Dorothy Borgus: That whole thing is, because there is that little jag on the corner.

David Dunning: Yea, the house is included in that.

Dorothy Borgus: Okay, all right just being sure. Other than that, I did not have any problems.

Ron Brand: I just suggested that we might want to label 259 Union Street.

Dorothy Borgus: That would be a good idea.

Ron Brand: Over on the left hand side of the map.

Dorothy Borgus: Yea, good point. Because there is not any identification at all on the little piece here.

Ron Brand: And we will find out what the candy striper is all about. I mean I like what they have done here by adding the boundary in the next sub area just adjacent to it so that you could see the transition.

Dorothy Borgus: Well it helps you get your barring's when you are looking at just one section.

David Dunning: Anything else on Sub Area 2?

Dorothy Borgus: I don't have anything.

Ron Brand: So if we change the color in here in Sub Area 2 and somehow distinguish between the two pumpkin colors, we would want to do it on all maps.

Dorothy Borgus: It is really confusing on this one here on Sub Area 3.

Ron Brand: Yep.

David Dunning: Well they should be consistent with whatever the zoning map is.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Ron Brand: Well yes and no I mean this technically should not be the zoning map.

Dorothy Borgus: You mean the colors right.

David Dunning: Yea.

Dorothy Borgus: Well hello Paul.

David Dunning: Seeing that you are here let's go back to Sub Area 2 real quick Paul. This little yellow spot right here appears to be Pete's Tree Farm.

Paul Wanzenried: Certainly looks that way. Anybody want to tell me why it is yellow?

David Dunning: That is what we are trying to figure out.

Dorothy Borgus: Good question.

Paul Wanzenried: It is not.

Ron Brand: That could be residential.

David Dunning: There is no anticipation of changing that to R-1 correct?

Paul Wanzenried: No, RB.

David Dunning: Because that is future land use.

Paul Wanzenried: We have no intention of changing it to RB.

David Dunning: Or anything else, other than R-1.

Paul Wanzenried: That is going to stay R-1, yea.

David Dunning: Okay.

Paul Wanzenried: You marking that down?

Ron Brand: Yea.

Paul Wanzenried: Do I need to mark that down.

Ron Brand: Up to you.

David Dunning: You may want to just to make sure.

Paul Wanzenried: Did we establish or did you establish a line of command here.

David Dunning: As far as?

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Paul Wanzenried: Who is getting these and who is disbursing them?

David Dunning: They should be coming, ultimately to my office so that we can get them out to group. But you guys have been working on you; Ron and Passero have been working on these maps a little more diligently on some of the finer things that you know are more accurate than we would know as being accurate. So, we have left that up to you guys but at this point I think the maps need to come should come to me, then we will make copies and distribute as necessary.

Paul Wanzenried: If it is, all the same I would just assume that they would come to you.

David Dunning: That is what I just said.

Paul Wanzenried: No, no, they come to you and then if you want Ron and I to do anything with them you deliver them to us.

David Dunning: We could do that too, that is fine.

Paul Wanzenried: Because I got, I did not get Sub Area 2 and 3 and there was a couple of others that I did not get and not for nothing but I got these maps yesterday at 3:00 pm.

David Dunning: As did everybody else.

Paul Wanzenried: Well, they come to you and you disburse and direct.

David Dunning: Okay, that is fair.

Paul Wanzenried: If that is okay.

David Dunning: As long as that direction is the result of coming out of the end of our meeting and that we know what has gotta be done.

Paul Wanzenried: I do not have a problem with looking them over or doing what I have been doing, but one point of delivery will help us out.

David Dunning: Okay that is fine.

Ron Brand: Okay so are we done with two now?

David Dunning: Yes, I believe.

Ron Brand: The biggest issue so far is trying to distinguishing on these maps Paul the difference in the shading in the pumpkin colors.

David Dunning: You see it too, that.

Dorothy Borgus: On Sub Area 3 it stands right out.

David Dunning: Except you get right over here and this in sub area it is all, because it is separated by the airport you do see the.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Dorothy Borgus: But you see dark here and there.

David Dunning: Right.

Ron Brand: Isn't that limited industrial.

James Ignatowski: Can I ask a question, um 252A going past Scottsville Road we have the Black Creek I believe that is a conservation area. Then we have a assuming that is a dark green line is that a boundary or does that signify recreational area.

Dorothy Borgus: That is the greenway.

Al Hellaby: That's the greenway.

Paul Wanzenried: Then why does it go left and right.

James Ignatowski: Yea, on either side of Black Creek.

Paul Wanzenried: It is the outline, Jim is right the greenway is green running north and south or northeast and southwest but the green is also the outline the demising line between the Black Creek conservation area.

Ron Brand: Right the corridor.

Paul Wanzenried: Okay. Which could be construed as saying that there is a recreation path that follows along that path and it is not there.

David Dunning: There is no path that is there on this side of the river, this is here.

Paul Wanzenried: No, see this green here.

David Dunning: Oh, that.

Paul Wanzenried: See how that matches that that would lead someone to believe that they could walk along here okay.

Dorothy Borgus: Oh, I see what you are saying.

Paul Wanzenried: Jim am I correct.

James Ignatowski: That is the way I saw it, I did not see that anywhere else with any other colors abutting each other so I was just wondering what that is.

David Dunning: Yea because it is a little, further south too.

Paul Wanzenried: It is on the north and south of the conservation area, but it would lead you to believe that you could walk.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Ron Brand: This right here.

Paul Wanzenried: Yes.

David Dunning: Can we break that up with making that a dash line rather than a solid line.

Paul Wanzenried: Why does it have to be a line anyhow?

Dorothy Borgus: For north and south.

David Dunning: That is a good question, on these maps why does it have to be defined. Why does it have to show up?

Paul Wanzenried: Yea there is no other there is just one color to the next. Why do they need the line there?

James Ignatowski: I can see why it happened because the dark lines, the black lines signify either a road or a lot. And the conservation area wouldn't that just be a part of the property. So you could not use black I don't think because you're not signifying a lot are we.

Paul Wanzenried: Yea you are right, correct.

James Ignatowski: I am just not sure how to.

Ron Brand: Well, what if we made it a dark blue like it is here on Figure 2-4.1 instead of green. That would be consistent with what this is showing and it would show that along there. That would remove any pedestrian trail.

James Ignatowski: I mean how picky should we get.

David Dunning: You can get as picky as you want.

Paul Wanzenried: You need to be as picky as the layman who is going to read this or the town folk who are read this and understand it.

Al Hellaby: Well, if you are going to get real picky the greenway does not even run along 252 like it shows there, it comes down Scottsville Road in that area. They just put all those black top and concrete pads in front of all them business's down in there for that.

Dorothy Borgus: Is that why they did that.

Al Hellaby: Yea, it is the greenway.

David Dunning: Yea, over there by Metalico and everything, it was to connect the greenway.

Paul Wanzenried: It does not run behind there though.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Al Hellaby: No, it actually comes out here and then it follows down Scottsville Road down to the Ballantyne area and then back down and on.

Ron Brand: It comes along here, over here or.

Paul Wanzenried: Where does it come back down onto the Ballantyne area because that greenway walk goes?

Al Hellaby: You aren't going to get over the creek without coming down Scottsville Road, so it actually, like I said it pops out behind the diner up here whatever it is now across from the universal joint place. It comes down Scottsville Road in front of all these businesses' down to right here at the bridge and then goes right down the edge of the street and then back on.

Ron Brand: This street here.

Al Hellaby: Right at Ballantyne Road right here.

Ron Brand: Oh, okay.

Al Hellaby: Double-check it but I am a thousand percent positive that is the way it is.

Ron Brand: Are we going to dark blue that boundary or leave it green for the corridor Black Creek corridor.

Dorothy Borgus: What blue would you use, a different blue.

Ron Brand: The blue that is on Figure 2-4.1.

David Dunning: I don't even know why you even have to have it.

Al Hellaby: I was just going to say change the color and don't even have a border.

Ron Brand: Remove it.

Al Hellaby: Yea.

Paul Wanzenried: Look on your map, the outline Ballantyne Road where it comes to a point, yep that pink parcel.

Al Hellaby: Down here.

Paul Wanzenried: Yep, that pink parcel.

Al Hellaby: That is a tree service.

Paul Wanzenried: I was going to say isn't that Terry Tree.

Al Hellaby: Yea.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Paul Wanzenried: Then why is it rural residential.

Al Hellaby: It should not be.

Ron Brand: Commercial business.

Paul Wanzenried: Well, I don't know if it is zoned that way though. I question that.

David Dunning: That little square of pink you are talking about.

Paul Wanzenried: See this right here.

David Dunning: This is all Terry Tree right here.

Paul Wanzenried: I am pretty sure that is Terry Tree.

James Ignatowski: Right by the railroad tracks.

Ron Brand: So do you want it as the zoning map shows it.

Paul Wanzenried: It is not rural residential.

David Dunning: What is just east of Terry Tree, oh that is agricultural conservation sorry. No that is not rural residential. That is outside of this sub area but we will get to that when we get to that sub area.

Paul Wanzenried: Why are they surrounded by conservation?

Dorothy Borgus: That is what I am wondering.

David Dunning: By what?

Dorothy Borgus: Conservation? I am wondering why that is surrounded by green and.

James Ignatowski: Agriculture conservation.

Paul Wanzenried: I think it is that as well. But, we are going to find out that I have a big issue with that rural residential.

Dorothy Borgus: Do you think the green is right.

Paul Wanzenried: Well the green says it is a conservation area, I do not believe that is a conservation area behind.

Dorothy Borgus: Terry Tree.

Paul Wanzenried: It might be.

David Dunning: Part of that is town owned land.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Dorothy Borgus: Behind Terry Tree?

David Dunning: Yea.

Paul Wanzenried: Yea, because they own over to the tracks.

David Dunning: Yea, part of that is town owned land. Actually in that little.

Paul Wanzenried: That goes out to Brooks Road.

David Dunning: And part of that yea. Isn't part of that the Brookdale Reserve though, no.

Al Hellaby: Much of that land behind Ballantyne does the town own or is that still independent parcels.

David Dunning: There is still a bunch of independent parcels back there yea.

Al Hellaby: Wow.

David Dunning: Paper streets all those paper streets that are out there. Well as far as Sub Area 3 goes anything else on Sub Area 3?

Ron Brand: This area here, around Terry Tree.

David Dunning: That is Sub Area 5 or 6; it is not a part of this sub area.

Ron Brand: No, what I am doing is making a comparison. This map is showing it as conservation area, this map is showing it as restricted business. Do you see what I am saying?

Dorothy Borgus: Are you looking at Sub Area 6 now and comparing it to Sub Area 3.

Ron Brand: I am comparing the area around Terry Tree.

Paul Wanzenried: It is all conservation.

Ron Brand: On figure, Sub Area 3 it looks to me as if it is shown as.

Paul Wanzenried: That is green.

Ron Brand: That is green.

Paul Wanzenried: Yes sir.

Dorothy Borgus: It looks all the same to me. You look at Sub Area 6.

Ron Brand: That looks like it is green and that looks like a yellow.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Paul Wanzenried: Wow, then write on there make it color coordinated but it is green. I took it, as it is green.

David Dunning: It is green here.

Paul Wanzenried: If you look at it real quick, you could construe it as the yellow but it is not it is green.

Ron Brand: The green on number 3 and number 6 should be consistent.

Dorothy Borgus: Well they are, aren't they?

Ron Brand: Well in my eyes they are not but.

David Dunning: They look the same to me.

Dorothy Borgus: They look the same to me.

Ron Brand: Okay. That green and that looks the same.

David Dunning: Uh huh.

Ron Brand: Okay.

Paul Wanzenried: Okay, in Ron's copy.

James Ignatowski: Yea it is in his copy.

Paul Wanzenried: In Ron's copy they don't look the same, if you look at Ron's copy it has a yellower tint to it.

David Dunning: We are running out of ink.

Ron Brand: I will just have them check it and make sure it is.

Paul Wanzenried: Right, I understand what you are saying.

Dorothy Borgus: Did you see they just wrapped that whole thing all the way around there.

David Dunning: I think that is accurate though.

Dorothy Borgus: Do you, do you think so.

David Dunning: I think so.

Dorothy Borgus: Okay.

David Dunning: Anything else on Sub Area 3? Sub Area 4.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Dorothy Borgus: Now we are back to that red and white stripe again.

David Dunning: Yea, there is no PNOD. Although all the legends are the same, so PNOD does not exist in any of these. That red stripe is PNOD.

Dorothy Borgus: You think that is what that is.

David Dunning: Oh, I know it is PNOD.

Dorothy Borgus: Oh, well why don't we just call it.

David Dunning: But the PNOD does not go over to the church. So, that red stripe does not belong to the east there. You go to that just beyond the property line of the Greenwood Townhomes there, those two other property lines and I don't know what that third property line is there as far as I know it does not exist. But that is not PNOD; I believe that is R-1. But there is a third property line in there that I do not believe exists.

Ron Brand: We are going to take that out.

Dorothy Borgus: Which one?

Ron Brand: This parallel line.

David Dunning: This right here that property line does not exist.

Dorothy Borgus: I saw that and I thought why is that line there. That should come off.

Ron Brand: Now again on Chili Avenue 33A, you can't see it.

Dorothy Borgus: Well I guess if other churches are purple shouldn't that be.

Ron Brand: Should this be 252 as well.

Paul Wanzenried: Yes.

Dorothy Borgus: You mean on Beaver, okay.

David Dunning: Are the other churches purple?

Dorothy Borgus: Yes. It is not going to differentiate between the purple next door I guess it does not matter right. Well there is purple south of there.

David Dunning: Right, right. The area marked in purple on the Archer Road property over to Chili Scottsville. There is a property line missing it appears, because ours either this little red block here should be purple, which I think, is probably more of the case. Follow me you know what I am saying. This little area right here, I think should either be purple or there should be more red down here I am not sure which.

Dorothy Borgus: Oh, well it looks wrong.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

David Dunning: The property lines are off behind Wegmans.

Paul Wanzenried: All those property lines back there it is all divided up there.

David Dunning: Yea, the actual property lines are not even in there.

Paul Wanzenried: Okay and that does not exist because it runs right through the Kmart property. That is county owned because that is the right of way that is where we hang all of our banners. And where is the Jehovah house over here that was just sold and is going to be another place of worship.

Dorothy Borgus: The Jehovah's house was sold.

David Dunning: Yea, yea.

Dorothy Borgus: It really was sold.

David Dunning: Yes, it was sold.

Dorothy Borgus: To whom?

David Dunning: Don't know another religion.

Dorothy Borgus: Another church?

David Dunning: Yes another church that is all it could be.

James Ignatowski: Living Waters.

David Dunning: Huh.

James Ignatowski: I think it is called Living Waters.

David Dunning: Is that what it is, have they been in.

James Ignatowski: Yes, for a sign, changing the sign around.

Dorothy Borgus: What are we going to do about the red stripe?

David Dunning: That has just got to be changed.

Ron Brand: To residential.

David Dunning: To purple.

Dorothy Borgus: To purple.

David Dunning: It is a church.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Ron Brand: Where is this?

David Dunning: It is a church.

Al Hellaby: On the corner of Archer.

Ron Brand: Oh this right here.

Al Hellaby: That is all purple.

David Dunning: Both of those pieces. They are both a part of the church they are both owned by the church. The only thing that is PNOD is the townhome section.

Dorothy Borgus: So what are we going to do with that?

David Dunning: That should stay but it should needs to be out of the legend. There is no PNOD in the legend.

Dorothy Borgus: Right. How many more in here are PNOD's.

David Dunning: I do not think we have another PNOD in town that is it.

Dorothy Borgus: That is it.

David Dunning: I think so.

James Ignatowski: David sir, remember you talked about that real light property line on next to right across the street from your house.

David Dunning: Yea.

James Ignatowski: Is that not the same thing that is occurring right there.

David Dunning: That could very well be whatever that is.

James Ignatowski: A printer mark or something is in the background I can't tell.

David Dunning: Is that Bill Howard's is that. No, is it. No, what is that. Cedars, Blueberry, behind Blueberry is Bill Howard's place right.

James Ignatowski: That line right there I don't know what it is.

David Dunning: There is another one up further I don't know what the heck that one is either.

Ron Brand: That has to be an error. An error in the printing.

David Dunning: If you look up right at the corner where 168 comes into Chili Avenue, where Paul Road comes in there those three little lots there. There is another line in there.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Ron Brand: Yea.

David Dunning: Who knows these could be all over the place.

Ron Brand: Chili Coldwater Road is that 383.

David Dunning: 386 isn't it. Oh, Chili Center Coldwater Road is 386.

Paul Wanzenried: 386.

James Ignatowski: 383 is Scottsville Road.

Dorothy Borgus: Ron you already had a note about getting 33A up on top.

Ron Brand: Yea.

Dorothy Borgus: Okay.

Ron Brand: Paul had a question up there by 386 and Chili Avenue. There is a red couple of red areas that looks like it is split by a white line.

David Dunning: Where.

Paul Wanzenried: It is in the Kmart property.

Ron Brand: Yea.

Paul Wanzenried: It is a road that does not exist however if you go onto pictometry, they will tell you that it is an unnamed street.

David Dunning: Oh.

Paul Wanzenried: I do not know of any street that is on Kmart's property, so that has to be taken out and removed.

Ron Brand: Okay. And again, that yellow area at Archer and Paul.

David Dunning: Yea, where they have to fix it on one they have to fix it on all.

Ron Brand: I mean we are showing two driveways going onto Beaver Road there.

David Dunning: That is accurate. They are streets QCI Way. 1 QCI Way they are a registered streets.

Ron Brand: Okay.

Dorothy Borgus: They are names they are not unnamed.

David Dunning: What is that?

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Dorothy Borgus: They are named.

David Dunning: They are named, yes.

Dorothy Borgus: Versus the one, that Paul was talking about.

David Dunning: Correct. Anything else on 4?

Ron Brand: Okay, I think I have kept up with you on everything. Area 5. Now wait a minute, 386 is Chili Scottsville Road not 383.

Paul Wanzenried: 383 is Scottsville Road.

Ron Brand: 386 the other map it is not listed.

David Dunning: I think it is 386, Chili Scottsville Road. Because that goes into Wheatland. I believe is 386. 383 would be Chili Center Coldwater Road.

Ron Brand: Okay, now over there at the park you see that brown agriculture conservation piece of land down there towards where Mary Sperr's house it. Should that be agriculture conservation or rural residential like the rest of them.

David Dunning: I don't know what it is.

Dorothy Borgus: What is that, that would be my question?

David Dunning: Is that Wadsworth is it, off of Wadsworth no. I don't know what that is. Oh, wait a minute by Morgan Road.

Dorothy Borgus: It is the Streeters Inn.

Al Hellaby: Streeters Inn, the brick building.

Ron Brand: Okay so should that be.

David Dunning: Isn't Streeters on Union?

Paul Wanzenried: Yes.

Dorothy Borgus: Yea but that is Union.

David Dunning: I thought we were talking, oh I thought you were talking about down here this little triangle down here.

Dorothy Borgus: No on the east edge.

David Dunning: Oh, I got you.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Dorothy Borgus: Yea, that is Streeters, again.

David Dunning: So wouldn't that be purple.

Dorothy Borgus: I would think so.

David Dunning: It is a county building.

Dorothy Borgus: Yea that should be purple.

James Ignatowski: Where are we talking again?

Dorothy Borgus: Right down here. That is Streeters that should not be brown that should be purple.

Ron Brand: Okay I buy that. 259 needs to be.

Dorothy Borgus: On top of the line.

Al Hellaby: You have your green border on your creek again.

David Dunning: Yea both sides of it.

James Ignatowski: I have a question sir. The Farmland Protection area how it is noted on the drawings how do they come up with that outline on where it is located.

David Dunning: Soils.

James Ignatowski: Soils, all right. It is not along lot lines or something like that it is based on soils.

David Dunning: No, it is based on soils. I am also a little confused I thought all of the area, this is future land use correct Ron.

Ron Brand: That is what it says.

David Dunning: So wasn't there a recommendation in the comprehensive plan that we just worked on that says that all of this rural residential from Stottle Road over to Humphrey Road and that this area become agriculture conservation. North of Bowen, west of Stottle I believe. All that stuff that is rural residential now.

Ron Brand: That was originally zoned or recommended for the planned residential district, the PRD.

David Dunning: Correct. But wasn't I believe the language in our comprehensive plan that we currently drafted calls for that to be agriculture conservation.

Dorothy Borgus: I think you are right.

David Dunning: Have you got it, I don't have the draft with me. I can get it if I need it.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Ron Brand: Well it was originally rural residential. The area south of Bowen was to become agriculture conservation.

David Dunning: North of Bowen.

Dorothy Borgus: South of Bowen.

Paul Wanzenried: South of Bowen. Unless this is the area we were going to rezone.

David Dunning: That is what I am talking. We talked about that with the zoning map.

Dorothy Borgus: Right.

David Dunning: Right, but I could have sworn that was in the writing somewhere. But somewhere we had talked about that and that whole pink area west of Stottle all the way up to the creek and north of Bowen and west of Stottle was going to be recommended to be rezoned to agriculture conservation.

Ron Brand: We discussed that and thought that because of the size of the lots that there was no conservation going on there agriculturally.

David Dunning: That is not.

Ron Brand: And rural residential was more appropriate.

Paul Wanzenried: I like when these things coordinate to our code, our zoning code.

David Dunning: I understand how you would want them to correspond to the zoning code; however, this is future land recommendations.

Paul Wanzenried: I understand that.

David Dunning: So these do not necessarily match or shouldn't. These colors should match or current zoning map, but the land should match what we want it to be for the future land use.

Paul Wanzenried: My point is we have nothing rural residential. RAO-20 is the closest thing that you will come to in your codebook of a rural residential mention of rural residential.

Ron Brand: Existing that is correct.

David Dunning: So there is no existing rural residential.

Paul Wanzenried: So why wouldn't you put that as RAO-20, how do you tie the two together?

David Dunning: So all of this stuff in pink on all of these maps is recommended to go to rural residential.

Ron Brand: Right, which is that zoning district that we are going to talk about next Wednesday. The RAO-20 again is an overlay, so you have to have some kind of underlying building.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

David Dunning: I get the idea that we want to get rid of that RAO; I don't have a problem with that. But if it is recommended to rezone all of this property. Where is the overall map? The sub area map with everything on it.

Paul Wanzenried: Isn't it 5.1 or 5-1.

David Dunning: Is that the land use map.

Paul Wanzenried: I thought that was it.

Ron Brand: This is consistent with the future land use map.

David Dunning: The new version of the map.

Ron Brand: Yes.

David Dunning: So all of this property that is currently not RAO-20 or RAO whatever that may be some other zone as being recommended to be changed to this rural residential.

Ron Brand: That is what it is.

David Dunning: Is that what it is currently today.

Ron Brand: It is being used as rural residential.

David Dunning: No, is that what is today is that what it is zoned. It is a heck of a lot of property to rezone.

Paul Wanzenried: I thought you were rezoning east.

David Dunning: No.

Paul Wanzenried: This is staying, and this was all going.

David Dunning: No, no.

Paul Wanzenried: You were just bringing it all the way up to Park Place. Brining the AC up to Park Place.

David Dunning: Yes. I think that is what the Farmland Protection Plan recommended also.

Ron Brand: This is the area here and it is planned residential development.

David Dunning: Right.

Ron Brand: Which we want to change it.

David Dunning: Correct.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Ron Brand: So, what we are saying is these large farm lots are better for agriculture conservation whereas these that run along the roads that are already developed with single family homes.

David Dunning: Maybe I mistaken in what I was thinking then. Maybe it is south of Bowen east of Stottle all of that be rezoned to agriculture conservation. You have it broken up here into two rural residential and agriculture conservation. So that means we have two different zones that we are going to incorporate into there. What is the logic behind how we decided which ones are rural residential and which ones would be agriculture conservation.

Paul Wanzenried: Because the density, and my understanding was the density and then nothing we were not bringing water or sewer to the south so there would never be anymore development going south and to the east.

David Dunning: Yea but that does not explain the difference between rural residential and agriculture conservation.

Ron Brand: Basically, it is the lot sizes and looking at the active agricultural lands map.

Paul Wanzenried: And then that is not, this is my gripe all this hoot n annie out here and this should be one color. Again, I don't have anything that is rural residential. I have nothing is it defined anywhere.

David Dunning: What, rural residential.

Paul Wanzenried: Yea.

David Dunning: So we don't have a code for that.

Ron Brand: Today we don't have one. What we are recommending is that we create one.

Paul Wanzenried: Which means you are going to rezone all of these properties.

Ron Brand: It makes a heck of a lot more sense than leaving them planned residential district.

Paul Wanzenried: Ron I am in the south forty here. I am out here; okay you are telling me that, that is a rural residential property.

Ron Brand: Oh, okay.

Paul Wanzenried: I am telling you right now that if I punch it up my building soft it is going to come up with AC Agriculture Conservation. Which look hey I have a color to that and I have a name but I don't have a color or a name to rural residential. The closest thing that is mentioned to rural residential is RAO-20 oh which by the way is Ballantyne.

David Dunning: Right. I still don't get what the determining factor was that this property is rural residential but this property right next to it is agriculture conservation or the property above it or around it is agriculture conservation what made it that. What made that determination?

Dorothy Borgus: Wasn't all the many lots cut up that we.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

David Dunning: Why is this pink, why is this pink versus this pink.

Dorothy Borgus: I don't know.

David Dunning: And why is this pink versus this and this.

Dorothy Borgus: I have no idea.

David Dunning: What, what is that.

Ron Brand: This is figure 2-5, shows the lands being actively farmed. Those are actively farmed parcels of land that is what they were instructed to use as the basis for determining agriculture conservation and rural residential.

Paul Wanzenried: What you are saying then is everything here should be what color there.

Ron Brand: Here should be brown.

Paul Wanzenried: And it is not. They have not coordinated the two maps.

David Dunning: Shouldn't everything within the Farmland Protection area, the defined Farmland Protection area be agriculture conservation.

Ron Brand: Not everything within that area is being farmed.

Paul Wanzenried: It could be farmed it does not have to be farmed.

David Dunning: We defined an area based on soils that were specifics that were in the Farmland Protection Plan as to what that meant. I just have concerns again with not knowing enough because I don't know anything about this rural residential. And we are talking about it at what adding codes.

Ron Brand: That is part of the draft that I sent you.

David Dunning: I may not have gotten to that one yet.

Ron Brand: Okay.

Dorothy Borgus: You know.

David Dunning: Is that for codes though.

Ron Brand: Yes.

David Dunning: Is that for codes conversation.

Steve Tarbell: Because these lands have to be farmed, do not match up if you try to. If you look at them at that 2-5, you look here they don't, you can't make any rhyme or reason to make them match up.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Dorothy Borgus: I agree because like our land here now mine right on the edge of the map is white and it is farmed and it is in an agriculture district.

Paul Wanzenried: It is in the county AG district.

Dorothy Borgus: Yes.

David Dunning: What are you zoned.

Dorothy Borgus: What are we zoned, it must be RA1 I think.

David Dunning: R1, according to that.

Ron Brand: Are you in the AG district.

Dorothy Borgus: Yes, I have been a long time.

Ron Brand: You are out here on 33A.

Dorothy Borgus: Right.

Ron Brand: Almost at the Riga border.

Dorothy Borgus: Right, because we own right up to the Chili Avenue Extension, which is that straight line there and then all the way down to the creek.

David Dunning: This is zoned residential and it shows as residential.

Dorothy Borgus: Yes, it doesn't make any difference to me but it looks like it is just not consistent. I don't care what it is zoned.

David Dunning: But that is what this is supposed to be is showing the zoning, not the use.

Dorothy Borgus: Whatever it is it is I mean.

Ron Brand: So let me see if I got this straight. This area right in here is what we are talking about.

Dorothy Borgus: Yes, right on the line where it says 33A, that piece right there. See where 33A the route number is. That piece right there that is white.

Ron Brand: Yep. That little area surrounded by blue.

Dorothy Borgus: Yes.

Ron Brand: North of the creek.

Dorothy Borgus: Right.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Ron Brand: And you are saying that is in the AG district.

Dorothy Borgus: Yep. As far as that goes it is true for Semler's too. Look at Semler's. (This property is now owned by George & Christine Hauslauer). Semler's is white same as ours. I looked at that yesterday and I then I thought well it must be the way it is supposed to be because Semler's is the same way.

Paul Wanzenried: In the Farmland Protection Act under the topic of zoning it says most of the 73% actively farmed land within the Town of Chili is within the AC Agriculture Conservation Zoning District. An additional 532 acres are in the Planned Residential District.

Ron Brand: Right.

Paul Wanzenried: Permitted uses in the AC Zoning District where most of the town's active farmland is located includes single-family dwellings and a variety of institutional and community service uses with a special use permit. The minimum lot size in the AC is five acres. It does not give me a map.

David Dunning: What are you looking for?

Paul Wanzenried: I am trying to see on the land use map and how they are delineated land use in the Farmland Protection Act.

James Ignatowski: What determines what property is actively being farmed? Are they tilling soil, growing crops?

Ron Brand: With most municipalities determine whether they are being farmed by if they are getting AG exemptions or not.

James Ignatowski: Okay.

Dorothy Borgus: But for what it is worth, our place and Semler's which is just to the east of that, they are actively farmed there are crops ready to come off right now. Corn, beans, Semler's have hay, wheat. Right now, we have all corn.

Al Hellaby: Who owns Semler's place I thought they were both gone.

Dorothy Borgus: Who.

Al Hellaby: I thought they were both gone, is it his kids or something.

Dorothy Borgus: Well it is his nephew. He left it to his nephew.

Al Hellaby: Because he never had any kid's right.

Dorothy Borgus: No, no but he left it to his sister and the sister's son. He does a good job with it.

Al Hellaby: What did they do with the place over on Humphry Road?

Dorothy Borgus: They still have it.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Al Hellaby: They still own that.

Dorothy Borgus: Yes. His name is not Semler, but it begins with an "H", I cant it is a German name.

Al Hellaby: It is not one of the Hauslauer's is it?

Dorothy Borgus: It could be. I think maybe you are right.

James Ignatowski: What I just said about farming is that considered a county agriculture district number 5.

Dorothy Borgus: I don't know the number.

Ron Brand: Yes the boundary.

James Ignatowski: So it is all those places inside those boundaries are part of the agriculture district and the get AG exemptions.

Dorothy Borgus: Well that is my question is it that they don't.

Ron Brand: If they are being actively farmed and not just, because they are in the boundaries.

Dorothy Borgus: You are referring to the dotted red line.

James Ignatowski: No I just the only reason that I bring it up is because I have neighbors according to the map that says that they are actively being farmed and I know that they are not.

Dorothy Borgus: Well that is true of quite a few.

James Ignatowski: Okay.

Dorothy Borgus: Actually, some of this land behind these houses on 33A that is all being farmed too. Not all of it, but a lot of it depends on whether someone has rented it out.

Paul Wanzenried: We would have to see the definition of that.

Dorothy Borgus: Yea, you would have to see what the definition is.

Too many speaking at once inaudible.

David Dunning: Here is another stupid question, group homes should those be institutional.

Al Hellaby: I would think that they would be.

Dorothy Borgus: There would be another thought. I guess they should be right.

David Dunning: I am just asking the question I am thinking maybe.

James Ignatowski: How can they be allowed into residential districts then?

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

David Dunning: How can they. No because the law says that, they can be.

Dorothy Borgus: Your right.

David Dunning: We cannot prevent them. Only if there is a saturation level then we can prevent them the law does not allow us to do what is there.

Dorothy Borgus: That is subjective, what is the saturation level. But if that is true then this right here ought to be purple, they all should be and I don't think they are.

David Dunning: Right, right and that is what I am asking should they be or no.

Ron Brand: Well yea they an institutional facility.

Paul Wanzenried: Is a Heritage Christian.

David Dunning: Heritage Christian, Lifetime Assistance.

Paul Wanzenried: Those are institutions. What was the question that you wanted me to send back to the office?

David Dunning: Get a listing of all the locations of the group homes in Chili.

Ron Brand: There should be a map in there of active farmlands.

David Dunning: That is not what I am necessarily looking for. (The Supervisor was given a copy of the Farmland Protection Plan from his Secretary).

Dorothy Borgus: What was the date of that?

David Dunning: This? June of 2015.

Dorothy Borgus: Well when they were the study of this and they were doing active farms, I kind of took it up with Bill Steimer because he did not call ours an active farm. And I said "why", and I can't remember the reason that he gave but it did not seem valid to me at the time and I was not going to argue about it so I just let it go. But we have been renting out now for I think at that time when they were doing the work on it and they were studying it and everything, we were still cutting hay and stuff and he just thought it was not significant enough. It is fully farmed now and has been going on now for five years. That is why I asked the date of that. At that time I pointed out to him that, it was in the agriculture district and whatever guidelines they were using at that point he did not include it. When they finalized the plan, I don't know they were just doing all their legwork.

James Ignatowski: So Mr. Steimer determined what was actively farmed.

Dorothy Borgus: At the time he did. At that time, I thought it was subjective but I did not worry. I mean we file a farm income tax and everything we have forever. I don't know. Semler's has always been farmed there should be no question about that one at all. I think they did include that one, I think at the time they did include Semler's at the time in their study. Well it is something to look into.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

David Dunning: Don't wait for me, go ahead and move on I am looking for something that I can't find right now. But I will find it.

Dorothy Borgus: Other than that, though I did not see anything on that map.

Ron Brand: Go back on five that area there around Chili Avenue that is all white now do we want to leave that for residential or do we want to identify that as AG conservation because it is being actively farmed today.

Dorothy Borgus: At Rose Hill?

Too many speaking at once inaudible.

Ron Brand: See how it is all white.

Dorothy Borgus: Yea I don't know.

David Dunning: There is a zone created on here that we don't have zoning for we don't have, we don't even know what it is but it has been. Until we have that conversation, we really can't do much with that particular.

James Ignatowski: Just put houses in the country.

David Dunning: You can put houses in the country in AC.

Dorothy Borgus: Down there on Rose Hill we are leaving that white because that will all fill up with houses eventually, that should not be a conservation district in around the edges. That is a question I don't know.

David Dunning: Yea.

Dorothy Borgus: That is right the way it is.

David Dunning: Yea actually, there is another part of it.

Dorothy Borgus: That is not on there yet.

David Dunning: It's not been plotted yet but they are both. Actually.

Dorothy Borgus: Should it be updated.

Too many side conversations going on at once inaudible.

Paul Wanzenried: I was wondering if it should say "that".

David Dunning: Maybe rural agriculture. We will talk about that in codes like I said I think this is just way this map is not ready yet.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Too many side conversations going on at once inaudible.

David Dunning: Do we have anything currently zoned rural agriculture. We do this is in here these two spots are rural agriculture, this is rural agriculture and I believe this up here which we never understood.

Paul Wanzenried: Right.

Ron Brand: That up there was done up there because of the proximity to the airport and at the time years ago (inaudible cell phone ringing).

David Dunning: Well obviously, we have some conversation to have around that particular zone and the way these maps are drawn out. Because it conflicts with the Farmland Protection Plan and it conflicts with any of our codes that we currently have. I don't know that we want to conflict with the.

Ron Brand: How does it conflict with the Farmland Protection Plan?

David Dunning: Because the Farmland Protection Plan has a very different recommendation. It shows it all as going over to AC. At the end of the day, I don't really know what the difference would be. Whether it is farmed or not is I think is irreverent I think there is a lot of this that is not farmed.

Inaudible too many side conversations going on.

James Ignatowski: Can I ask you a question, Black Creek Park what is that black square inside of there. Is that the property line or.

David Dunning: No idea.

Dorothy Borgus: I have no idea either.

Inaudible too many side conversations going on.

Dorothy Borgus: That is a good question, what is that square there.

Paul Wanzenried: Essentially Park Place is in the PRD.

Ron Brand: Yea this is but this here.

Paul Wanzenried: All those properties would remain in the PRD.

David Dunning: Yea that is accurate based on; yea I was wrong on the actual I am south and east not north and west.

Paul Wanzenried: North and west stay PRD's; south and east go to AC.

David Dunning: Right.

Paul Wanzenried: And again, that is if we rezone it that way. It would our intent to rezone it to that.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Ron Brand: We do not have a PRD designation.

Paul Wanzenried: No, we do not. And based on the coloring we are provided in this map here it would be white, residential because Parklands is residential but that is PRD. It is that or he formulates another color to put into here.

David Dunning: Because isn't it up in Union Street some PRD up in there, Union Square.

Paul Wanzenried: Yes, yes you are correct.

David Dunning: So we are missing PRD and we should probably add PRD in color and code that. Part of the Morgan's Apartments on Union Square are PRD.

Paul Wanzenried: That is correct.

David Dunning: As well of all of Park Place.

Dorothy Borgus: I think we have a lot of questions on this area.

David Dunning: Audino Lane.

Dorothy Borgus: No, no this is and I am wondering if that should be.

David Dunning: Oh yea.

Dorothy Borgus: Stottle shouldn't that where is the nature trail that is the towns.

Inaudible, side conversations going on or someone on a cell phone call.

David Dunning: I think they um, I think they messed that one up a little bit.

Dorothy Borgus: I don't think that is right.

David Dunning: Because well what you are seeing in the roads is Audino and that is the apartments. Good catch.

Dorothy Borgus: But if you walk back in there, it is town property.

David Dunning: That below it is correct is the nature trail, so it is a recreation area.

Dorothy Borgus: You think it is right.

David Dunning: Yep. No the map is not right, this is not right.

Dorothy Borgus: No the map is not right.

Side conversations still going on.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Al Hellaby: Are there sewers out there.

Paul Wanzenried: No.

Al Hellaby: Then why would that be PRD.

David Dunning: That would not be PRD.

Paul Wanzenried: That would be.

David Dunning: What would be?

Paul Wanzenried: This area here, Al is saying that there are no sewers there.

David Dunning: Oh, I know but the intent was that it could be and could tap off of.

Al Hellaby: This is someday if they ever put sewers there, I mean yea.

David Dunning: The intent was, the original intent when they rezoned that area was the thought process was once you have sewers down south of Black Creek there was no stopping them from developing out further and which is why they did all that section as PRD. My understanding looking at old minutes and talking to former supervisors that, that is what the intent was because of the development of Park Place and Union Station. That the potential for sewers now was there. However that potential has quickly gone away now that it is left up to the developer to put the sewers in and not the towns and counties can't do it. So it will not likely ever be PRD.

Al Hellaby: Right.

David Dunning: But I think we left the adjacent properties when I was previously speaking about north of Bowen west of Stottle left those PRD because you could still tap into with a pump probably get into Union Station and Park Place.

Ron Brand: Yea but to do that you would have to combine all those lots into one big lot.

David Dunning: Correct.

Ron Brand: And the reality of that is.

Al Hellaby: Slim to none.

Ron Brand: I still say that pink area there north of Bowen should not be PRD it should be either rural residential or agriculture conservation.

David Dunning: We can look at that to, that is fine but there is some other definition that needs to be looked at. We could entertain that and recommend that if the committee wants to recommend that be changed to something else, that is fine.

James Ignatowski: Rural agriculture right instead of rural residential since we don't have anything that.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

David Dunning: Right that is an RI District. But Dorothy pointed out another one, when you look at Audino Lane. The apartments over there those are marked multiple residential, which is fine but the land below it is marked as a conservation area. That is actually a recreation area, that is the Chili Nature Trail and that goes all the way to the creek. I think it is bound by the creek is it not.

Dorothy Borgus: It is I have walked all the way back there.

David Dunning: And that one residential property so that should be colored in dark green, because that is recreation area.

Paul Wanzenried: Where is your map there Ron? This needs to be that color. See this is Union Station Park, it wraps around. Well this needs to be all that color because that is all a part of the recreation area it is not a conservation area.

Ron Brand: Okay. This too?

Paul Wanzenried: Yep. And that little square, that little white square. Did you say that, that needed to be?

David Dunning: No, I don't believe so I think that is fine.

Paul Wanzenried: So, it is just this and that little sliver there.

David Dunning: Correct.

Ron Brand: This, this, this and this.

Paul Wanzenried: Yea.

Ron Brand: Okay.

David Dunning: Then Mr. Ignatowski had a great question, what is that black square in the middle of Black Creek Park.

Paul Wanzenried: That is where I get lost all the time.

David Dunning: Anything else on this one.

Paul Wanzenried: Who is that restricted business way the heck out there?

David Dunning: Where are you, you are on the big map. We are not there yet that is the next map.

Dorothy Borgus: That is probably the glass place.

David Dunning: Don't get ahead of us.

Paul Wanzenried: Oh, I know what it is. I got it I figured it out.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Dorothy Borgus: I thought it was a real challenge thought to be able to outline the Farmland Protection area on a map because it is all over the place.

Ron Brand: It is all over the place.

Dorothy Borgus: I am thinking that maybe that is not a thing that is dual able. And have it be totally accurate.

David Dunning: We have not done anything from a legislative standpoint that would impact anybody at this point yet. I would think perhaps that maybe we would rethink how to redraw those lines specifically around property lines if in fact we ever did do that.

Ron Brand: Well you would have to you cannot split.

Dorothy Borgus: Yea.

James Ignatowski: I am not familiar with this on I think this is Union Street north of Wickens there is this little purple area way in the back there. What would that be?

Ron Brand: That is the water authority tower.

James Ignatowski: Oh, okay.

David Dunning: I am impressed.

Paul Wanzenried: So why are you delineating the guys driveway next door.

Ron Brand: That is the driveway back to the water.

Paul Wanzenried: No it isn't.

Ron Brand: Oh, I don't know what that is. That right there.

Paul Wanzenried: Yea. That is 4310 Union Street I believe is the number.

Al Hellaby: They did the same thing on the back of Webster's property too.

Dorothy Borgus: Okay on Chili Scottsville Road what is yellow that is.

Paul Wanzenried: It is the Equion center.

Dorothy Borgus: The what.

Al Hellaby: The horses.

Dorothy Borgus: The horse's right.

David Dunning: Looking along Morgan Road, in some of the pink, if that is a property line that is a wider black line. Is that any significance to that?

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Paul Wanzenried: No.

David Dunning: Or is it just two lines drawn on top of each other.

Ron Brand: No, it is just the number of lines that come together.

Paul Wanzenried: There was a point when they had none of that delineated.

Too many side conversations taking place inaudible.

Dorothy Borgus: I am surprised it shows that as a road it is a driveway.

David Dunning: What is that?

Dorothy Borgus: Going into Milewood it shows it as a road, it is not a road.

Steven Tarbell: Is it a seasonal road.

James Ignatowski: To me it is an access. It is not a road.

Dorothy Borgus: It is not a road.

Steven Tarbell: The town never took responsibility.

David Dunning: The law would call it a highway by use.

Dorothy Borgus: They would okay. So it should be on here then you think.

David Dunning: Yea it should be.

Steven Tarbell: Do you have any seasonal roads here, you don't have any seasonal roads right.

Dorothy Borgus: That is what that should have been.

Steven Tarbell: As soon as somebody has a child, he has to go to school, and the school bus has to get down there and then, it changes it and it is a big mess.

Dorothy Borgus: See the problem with Milewood is that they don't even have an easement to get across over there. They just do it off the cuff you know. They don't even have a legal driveway there.

Side conversations going on inaudible.

David Dunning: We did not rezone it that I recall. Here it is limited industrial.

Dorothy Borgus: What.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

David Dunning: The yellow up top there where the Genesee Regional Market is, the current zoning on it is limited industrial.

Dorothy Borgus: Not restricted business.

David Dunning: No.

Dorothy Borgus: So it should be brown.

James Ignatowski: Light to medium tan.

David Dunning: What is restricted business, whatever restricted business is? And that is not on here either.

Paul Wanzenried: That is what I found too.

David Dunning: I am sorry limited industrial I am sorry limited industrial. Should be that tan color right well orangey.

James Ignatowski: Is it an orange.

David Dunning: It is one of the orange colors that we don't like. It is limited industrial.

Ron Brand: The yellow one.

David Dunning: Yes.

Paul Wanzenried: Yea I know 1831 something or another.

Ron Brand: Riverdale Fire Department still over there.

Paul Wanzenried: Yes, it is that white block right here.

Ron Brand: Okay.

David Dunning: Shouldn't that be public, semipublic, or institutional.

Paul Wanzenried: Well you know you would think.

David Dunning: Or no.

Al Hellaby: Yea they got purple on this one.

David Dunning: Do they.

Al Hellaby: Oh, you are talking Riverdale I was looking at Clifton. I am sorry.

David Dunning: No, no I was looking at was it Company 3.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Al Hellaby: You are right.

David Dunning: Company 3 or 4.

Paul Wanzenried: Company 4.

David Dunning: Right at the end of Circle Street there.

Dorothy Borgus: That should be purple there.

David Dunning: I would think.

Paul Wanzenried: That was Clifton.

David Dunning: No then, that should be purple. Was Chili purple?

Dorothy Borgus: You know another thing I saw.

Paul Wanzenried: South. North of Riverview south of GVM, GVM is 1861 so it is 1891.

David Dunning: Oh, I see why that is like that. They put all the property lines in there on a Genesee View Trail.

James Ignatowski: Yea so, I am looking at two.

David Dunning: Genesee View Trail it almost looked like it was black but it is because they got all the lot lines in there right.

Side conversations going on inaudible.

David Dunning: Multi residential.

Dorothy Borgus: It does almost look like it is black doesn't it.

David Dunning: Yea but that is because it is all of the lot lines in there.

Dorothy Borgus: Yea.

David Dunning: That's true.

Paul Wanzenried: Riverview is RM and it is bordered north and south by AC's. And then the GVM is LI. Is there a funk parcel in front of Riverview that is AC?

Dorothy Borgus: I just saw another thing on 5 that was not right.

James Ignatowski: See there is all of your lot lines.

David Dunning: I know it is probably hard on this map. But isn't shouldn't the recreation area that is marked there I am assuming is our Ballantyne Park. Going back to Area 3.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Paul Wanzenried: Yes.

David Dunning: What I don't see here is isn't the DEC's spot is not colored in at all here for anything. Unless it is just too small and you can't see it.

Dorothy Borgus: On the corner.

David Dunning: But the DEC has a spot.

Dorothy Borgus: Why is that green.

Paul Wanzenried: Okay so Ballantyne Park right.

Ron Brand: Yep.

Paul Wanzenried: So this right here is the DEC, owns that boat launch into.

David Dunning: Boat launch and fishing access. I see that green line that goes along there, which is.

Dorothy Borgus: The greenway.

David Dunning: No, that is the border for the delineation of the Black Creek Watershed.

Paul Wanzenried: Black Creek Watershed or whatever you want to call it.

David Dunning: So, something should be there.

Ron Brand: Okay.

James Ignatowski: Well maybe the big yellow one the sub area boundary line is covering it up.

David Dunning: What the DEC's spot. No, it is under the bridge.

Paul Wanzenried: Next to the bridge.

David Dunning: Yea, next to the bridge there. Where that little road hooks in and goes in towards the green line.

James Ignatowski: Okay.

David Dunning: It is right there. The parking area is right there.

Dorothy Borgus: Yea, now that we are looking back I see something else.

David Dunning: I just don't, I noticed it when I was looking at this one Dorothy on 6 here. But you can look back if you want.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Dorothy Borgus: On 5 if you go back on 5, I see something. You see that at the end of Stottle Road there is a little white square. Right at the end of Stottle there is a little white square in a purple property. That is the church that ought to be purple too.

Paul Wanzenried: She is right.

Dorothy Borgus: At the end of Stottle.

Paul Wanzenried: That is the church but the big purple is Chestnut Ridge School.

Dorothy Borgus: Right but the little square should be purple too. It is a church. If I can find it and I don't know why I can't but I think St. Christopher's isn't purple either if we found the right map. I don't know why I can't find it.

Paul Wanzenried: Where is St. Christopher's?

Dorothy Borgus: Union Street.

Paul Wanzenried: Oh, right.

Dorothy Borgus: Union Street it is not purple.

James Ignatowski: It is commercial general business I think.

Dorothy Borgus: It is not right. What area is that?

Ron Brand: That would be Sub Area 4.

Dorothy Borgus: No, it is not 4.

David Dunning: Your right it is now colored in white.

Dorothy Borgus: That is not right it is St. Christopher's.

David Dunning: Right. I got it off the big map I could not figure out which area that was.

Paul Wanzenried: We don't have it.

Dorothy Borgus: I don't have it.

Paul Wanzenried: Nobody has a one; nobody has a Sub Area 1.

Dorothy Borgus: But St. Christopher's should be purple.

Paul Wanzenried: Agreed.

James Ignatowski: We do not have Sub Area 1 how do you not know it is not purple.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Dorothy Borgus: I saw it on something.

David Dunning: It is on this.

Paul Wanzenried: It is on the master.

David Dunning: Anything else on Sub Area 6.

Paul Wanzenried: Yea, oh yea, okay. Turn your direction to the screen. Number 2021 is AC, 1891 is AC, 1861 is LI, 1955 & 1953 are RM.

David Dunning: Oh Genesee View Trail, really and they are colored all the same on the map.

Paul Wanzenried: And if you look at your map here. (A) I don't know what the dark green is and I think because they just outlined the property line and that is what you are going to get.

David Dunning: Right.

Paul Wanzenried: But the 2021, which is this property here, and the 1891 this property here, need to be tan because they are AC. And the large yellow is not restricted business but is limited industrial LI.

Ron Brand: Okay I got AC going to that one. Are you saying that one as well?

Paul Wanzenried: Okay AC is this one and this one AC, and then that one is LI. And these are RM, so these are colored appropriately. You used mixed residential in our code says it is residential multiple but.

David Dunning: What of 1955 & 1953?

Paul Wanzenried: Those are RM's.

David Dunning: So then, the question that needs asked future land use wise, is that where we want to keep them as AC or are they being recommended to go to RM for any reason.

Paul Wanzenried: I don't know how to me why isn't 1891 going to go to LI.

David Dunning: Oh, I don't know it could. That is what I am saying that is what this plan is supposed to make recommendations for if that's the case should that go to LI.

Paul Wanzenried: It is currently zoned AC, but you are not going to keep it in the AC district.

Ron Brand: Right.

Paul Wanzenried: You are either going to dump it to the RM or go LI.

Ron Brand: I would say LI because it is more consistent.

David Dunning: So the recommendation and it has to be written up as such then too.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Ron Brand: Okay so that is LI. Those AC or leave that as LI as well.

David Dunning: What is that unnamed street what is that back there?

Paul Wanzenried: Where.

David Dunning: That is identified here as public, semipublic or institutional.

Paul Wanzenried: Hillside.

David Dunning: Crestwood.

Paul Wanzenried: Hillside.

David Dunning: So the rest of that should either go RM or.

Paul Wanzenried: Well I would keep everything in front. You are not going to do anything, are you going to take 1955 & 1953 are currently owned by the Genesee Riverview Homeowners Association.

David Dunning: So we keep it as RM.

Paul Wanzenried: So you would keep those as RM that is the way I see it.

David Dunning: The 2021 then.

Paul Wanzenried: 2021, which is AC, should migrate to LI or I don't know. It could be one of the two.

David Dunning: Public institutional or stay with the RM.

Paul Wanzenried: Or stay with the RM.

David Dunning: I would leave it.

Ron Brand: So it does not meet that then.

Paul Wanzenried: That should stay, cross that off let it remain the way it is.

Ron Brand: Okay.

Paul Wanzenried: But this one down here should be absorbed by that yellow block or tan block because it is going to be LI.

Ron Brand: Okay.

Paul Wanzenried: And currently as in forever will be.

Dorothy Borgus: What is that?

David Dunning: Right now, it is nothing.

**2030 Comprehensive Plan Committee Meeting  
10/24/2018**

Dorothy Borgus: But it is part of.

David Dunning: Actually that is Todd Cable isn't it.

Paul Wanzenried: Todd Cable's.

David Dunning: Where Todd Cable was. Yea so that shouldn't be that is industrial now.

Paul Wanzenried: Right that is why we should just kick it into the LI.

David Dunning: It should stay. What is it now? Agriculture conservation.

Paul Wanzenried: Yea.

David Dunning: How did they ever get approved?

James Ignatowski: Ron sir, the area where we were just talking about can we shift the word "Scottsville Road" just a little bit out so it could be seen.

Dorothy Borgus: You are right you can't know what that is do you.

James Ignatowski: I know it is Scottsville Road.

Dorothy Borgus: I see it is half under the.

Paul Wanzenried: See it.

Ron Brand: Yes.

David Dunning: Anything else on 6? Go over to 7. This one should be pretty easy. Except all that pink again but we talked about that.

Dorothy Borgus: I did not see anything.

David Dunning: The same thing bring the route number up.

Dorothy Borgus: Yep.

David Dunning: Oh, we are going to zone a street awesome.

Paul Wanzenried: I was going to say what is up with the pink in the street.

David Dunning: Someone got anxious with the paint bucket.

Dorothy Borgus: You are talking the pink street this one up at the top.

David Dunning: Yea.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

David Dunning: I got nothing on there anybody. How much more do we want to get done today Ron.

Ron Brand: We could take what I got here and run to Joe with it.

David Dunning: He has got a lot of work right there.

Ron Brand: Yea.

David Dunning: I would. Has everybody reviewed these? The additional maps.

Dorothy Borgus: I have not.

James Ignatowski: I have not either.

David Dunning: Well let's do this cut if off for today if we could. And we will review these as homework and then get Sub Area 1 from them and then go over that, get some corrections made to those and we can set another meeting.

Dorothy Borgus: How soon will they get at these corrections?

Ron Brand: I don't know until I ask. As soon as I find out how quickly they can have them, of course he's going to say, "when does the committee want to meet again". I will tell him next Wednesday afternoon.

David Dunning: When do you want to get together again? Not that I have to be here, but I am off from the 1<sup>st</sup> until I am back on the 12<sup>th</sup>.

Paul Wanzenried: When is Veterans Day?

David Dunning: Veterans Day is the 12<sup>th</sup>.

Paul Wanzenried: So you are back on the 13<sup>th</sup>.

David Dunning: Back on the 13<sup>th</sup>. I don't have to be here if you want schedule a meeting don't worry about me.

Dorothy Borgus: The more eyes on it the better job we are going to get.

David Dunning: I just don't want you to hold it up just cause of me.

Dorothy Borgus: Just set a date and I will work on it.

David Dunning: How about Thursday the 15<sup>th</sup>.

Dorothy Borgus: I think that is far enough for me.

Al Hellaby: That is good for me.

**2030 Comprehensive Plan Committee Meeting**  
**10/24/2018**

Dorothy Bogus: The second Thursday I always have a problem.

Paul Wanzenried: You are under the understanding that the first Thursday is next week.

David Dunning: A week from tomorrow is the 1<sup>st</sup>.

Dorothy Borgus: Right, the second Thursday is the one that I.

Ron Brand: I could do it but I have to leave here by 4 pm.

David Dunning: That is kind of, what we have been doing anyways trying to keep it to a couple of hours.

Dorothy Borgus: So are we looking at the 15<sup>th</sup>?

David Dunning: Thursday the 15<sup>th</sup> everybody okay with that, two o'clock.

Paul Wanzenried: We have 16 group homes.

Dorothy Borgus: Sixteen I knew there were a lot I would not have said that many. A lot of group homes, a lot.

David Dunning: Yes it is.

Al Hellaby: How do they run privately owned ones?

David Dunning: What do you mean privately owned ones?

Al Hellaby: I know a guy in this community that bought a house; he has a son that he put in the house within eyesight of his own house. He has a nursing staff in there I mean how do you regulate you can't.

Paul Wanzenried: The state I think.

David Dunning: Yea, the state. But you can't have a group home without town approval either. The state would not allow it.

Recorder cut off at this point.

The next meeting of the committee will be Thursday, November 15, 2018 at 2:00 pm.

Meeting adjourned at 3:57 pm.