

**2030 Comprehensive Plan Committee Meeting**  
**Approved 3/4/2020**

A meeting of the 2030 Comprehensive Plan Update Committee was held on March 4, 2020 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, Paul Wanzenried, Building Department Manager, Al Hellaby, Planning Board VC, James Ignatowski, Architectural Advisory Committee Chair, Stephen Tarbell, Traffic & Safety.

ABSENT: Ron Brand, RLP Plans, Dorothy Borgus, Resident.

David Dunning: First order of business is the minutes from our last meeting which was February 17, 2019. Anyone have any additions, changes or anything to them? So motion to adopt?

Paul Wanzenried: Seconded.

David Dunning: All in favor?

Unanimously approved by all.

David Dunning: No opposed good. So minutes have been approved. So the purpose of today's meeting you all received copies of the Future Land Use Maps. Now we gave you the sub areas rather than print off the whole land use map. So we do want to go through these as I mentioned to you David Lindsay, Paul Wanzenried and myself went through these basically best we could with a microscope to make sure that we captured everything we possibly could. Hopefully, you have had a chance to review these and we can go through these quickly and see if there are any other changes, questions, concerns, issues or anything else we need to consider in these. We will go through these one by one and start with the Black Creek Corridor. Any questions, concerns or thoughts?

Al Hellaby: Curiosity question more than anything is that I think in some of the earlier maps showed a dotted line around the farmland protection areas. Is that something that you nixed for these or I did not see it on there anywhere.

David Dunning: Yea, we didn't I don't believe it is included in the Future Land Use the overall Future Land Use map.

Al Hellaby: Oh so it is not on the sub area maps then correct.

David Dunning: It is not on the sub area maps. Would it be on this map anyway, yes it would have been right up in here if it was included.

Al Hellaby: Right.

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David Dunning: It is not. It is not defined in the sub area; it is in the master one though. So any questions at all on the Black Creek Corridor? Concerns? Things that you see that should be on there that are not there. Very good. Then our next one is the Chili Avenue Corridor.

Jim Ignatowski: The only question I have is doesn't make sense is the word "Paul Road" moved over a here or be on the left hand side of the map it is kind of chopped off.

David Dunning: Over here.

Jim Ignatowski: Actually I was thinking that part right there.

David Dunning: Oh. Or include it so that we can see it.

Jim Ignatowski: That is about it.

David Dunning: That is on the Chili Avenue Corridor. Alright, anyone else anything? No, alright then we have Sub Area #1.

Steve Tarbell: Just go back is that where you changed the mixed residential? Is that the change in the legend on that one?

David Dunning: Where are you referring to?

Steve Tarbell: On the legend part where some of those things were changed on the legend categories, where some where changed is that one of ones that was changed where the mixed, the old one the mixed residential.

David Dunning: Well these are actually what the code book says and not what the map would have said.

Paul Wanzenried: Yes. They are all code.

Steve Tarbell: These have all been updated since these.

Paul Wanzenried: To align with the code.

Steve Tarbell: Okay.

David Dunning: So, Sub Area #1.

Jim Ignatowski: Question for you, at one time we had talked about that the old Community Center is not noted on the map. Being that we are getting a new Community Center put up are we just going to forget about it?

David Dunning: The Future Land Use expectations it is GB now, it would not be municipal or whatever the public, semipublic or institutional. It would not be in the future.

Jim Ignatowski: But currently it is?

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David Dunning: Currently it is correct, so the current zoning map would be, the actual zoning map in the Town Clerk's office would reflect what it is but this should just reflect General Business.

Jim Ignatowski: Is that for all the, okay never mind.

David Dunning: Any other questions on this one.

Steve Tarbell: One question, I had on the old map red extended and the arrow showed next to 259 and Davis Road on the bottom I had on the old map notes that area was going to be extended. I did not write down what the discussion was about. Does that mean in the new map there is like two other spots that was extended was that what the end result was.

Paul Wanzenried: Yes, yes.

Steve Tarbell: Okay.

Paul Wanzenried: That property is currently GB and it was not depicted as such.

Steve Tarbell: Those two spots got.

Paul Wanzenried: That is correct it is currently GB.

David Dunning: On the stair step there.

Paul Wanzenried: Yea, it was not depicted accordingly.

Steve Tarbell: The line did not go over to where the mark was. Okay alright.

David Dunning: The other thing that they correct on this was that there was some bleed on the General Industrial area, they fixed that.

Steve Tarbell: They added where the church area was too.

David Dunning: Any other questions or concerns? No your good? Sub Area #2.

Jim Ignatowski: Just one quick thing where it says "Chili Avenue" farther up on there the route numbers are obscured still.

David Dunning: Oh yea. By the boundary?

Jim Ignatowski: Yes.

Al Hellaby: If you are going to fix that one the one on Ballantyne is the same way.

Steve Tarbell: Also, did they mark where the fire station was on Chili Avenue up near Marshall Road. I have a note here that we needed to add the color code where the fire station was. It does not look like it was changed on the new one.

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David Dunning: Where are you talking about.

Steve Tarbell: Go to the right on Chili Avenue by Marshall Road.

Paul Wanzenried: There is a fire station up there.

Al Hellaby: It is the two purple squares that are just below that. On the corner of whatever is that side street.

Paul Wanzenried: Chestnut Drive. You are not in the right space Steve.

David Dunning: You have to go further west. Any other questions? Okay Sub Area #3. I think one of the issues here was the Greenway was it not Al did you not bring that up.

Al Hellaby: Yea.

David Dunning: It looks like they have that all the way it is. They moved it over to Scottsville Road.

Paul Wanzenried: Got to get rid of these hangers.

David Dunning: Rid of what?

Paul Wanzenried: This crap. Clean that up. It pertains to something because it comes up and over the top here but what is it. What is it delineating.

David Dunning: Good question.

Al Hellaby: Huh, I don't know.

Jim Ignatowski: What is that, what lines are we talking about.

David Dunning: Portions of this here are showing up.

Al Hellaby: See that property that is owned by the City.

David Dunning: It is; it is the City of Rochester property.

Paul Wanzenried: Label it as such, the outline.

David Dunning: Well it does not need to be, I mean.

Paul Wanzenried: Then take it out totally.

David Dunning: Or maybe it is airport property. No, it is Rochester, it is the City property.

Al Hellaby: I thought it was the City's property.

David Dunning: But this does not need to be on this map. On this Sub Area #3 map.

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Paul Wanzenried: No.

David Dunning: You see this little buggers hanging down there.

Al Hellaby: Actually is that not the golf course.

Paul Wanzenried: No what golf course.

David Dunning: No, oh yea.

Al Hellaby: I think it is.

David Dunning: Not a part of Genesee Valley. The back side of Genesee Valley down by Crittenden area there.

Al Hellaby: That is what I thought it was but.

Paul Wanzenried: That is the airport where do you get the golf course.

David Dunning: Over here.

Al Hellaby: You can see it going over the flyway when you go over the bridge on Scottsville Road down to your right down there. I think that is what it is.

Paul Wanzenried: Again it is not part of Sub Area #3. Therefore, eliminate it.

David Dunning: Yea just clean that up a little. Anything else on Sub Area #3? Sub Area #4, the only thing that I would suggest there is again is to move the route numbers to the front and make the font consistent with the font on the other ones.

Al Hellaby: Yep.

David Dunning: Right?

Paul Wanzenried: Should they be moving these in so that they are legible or eliminate them.

David Dunning: I think that they are irrelevant to the map.

Paul Wanzenried: Certainly irrelevant to the sub area.

David Dunning: Correct to the sub area.

Paul Wanzenried: Well, unless they moved 386 up into the sub area.

David Dunning: Put it up into here.

Paul Wanzenried: Right.

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David Dunning: Put it up into here, bring this down into here.

Jim Ignatowski: You can mention that they are going bring the route numbers forward correct.

David Dunning: Yes. Anything else on that one?

Jim Ignatowski: The route part of 386 headers is showing.

David Dunning: Yea Paul just mentioned that.

Jim Ignatowski: Okay.

David Dunning: We are talking to either move those over or get rid of them. One of the two. Anything else in there? No, Sub Area #5. Same thing with the route numbers on Beaver Road it is buried behind the boarder.

Paul Wanzenried: Is going back to Sub Area #4 for a minute. Is the church in the PNOD? The Father's House.

David Dunning: Uh huh, oh no. No it is not.

Paul Wanzenried: Just Greenwood.

David Dunning: That is correct. No this was um.

Paul Wanzenried: That is fine, thank you.

David Dunning: Back to #5.

Jim Ignatowski: Just again route numbers.

David Dunning: Yea I got that.

Steve Tarbell: Was there a section above Bowen Road. I have in my notes here white "L" shape around Park Place should be AC Agriculture Conservation.

David Dunning: Yea what you might be talking about there is that "L" shape here Steve. Bowen Road to Stottle Road if you would to look at the current zoning map that pink area extends quite a bit further. And the Future Land Use is to reduce that down to this area here. In the language of the comprehensive plan said that to rezone the area north of Bowen Road and west of Stottle Road, I am sorry south of Bowen Road and east of Stottle Road would become Agriculture Conservation.

Al Hellaby: PRD I mean you are saying that is a PRD zone but they don't have sewers or anything down there correct.

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David Dunning: That is why we are moving it. The I don't have the current zoning map in front of me to what it is now. But that PRD zone comes quite a bit further south of Bowen and then east of Stottle it comes. But there is no sewer in there and no intent of getting sewer in there. So there is no reason to have the PRD in there anymore.

Al Hellaby: Right because I know all these lots down along Humphrey Road where all originally there where in a PRD zone as well all those lots in there.

David Dunning: And the recommendation of the plan is to get rid of all that PRD. All that goes away.

Al Hellaby: But would you leave these lots, these lots would go to though wouldn't they because there are no sewers there.

David Dunning: No.

Paul Wanzenried: But there are provisions in the code for properties that don't have sewer and properties that do have sewer in the PRD.

Al Hellaby: All right. What do you have this showing on this then, these lots here.

David Dunning: That is all traced. It is all AC. It all becomes AC.

Al Hellaby: It is the front of these lots here.

Paul Wanzenried: Yea.

Al Hellaby: Well the purple one must be where the cemetery is.

David Dunning: And the other ones are park.

Al Hellaby: All right.

David Dunning: Anything else on that one? Okay, Sub Area #6. Same thing with the route numbers on this one too Jim.

Jim Ignatowski: Yes.

David Dunning: Up along Ballantyne, Union Street. As I mentioned we talked about that R1-6 area we are going to bring into the new code. So you will notice in that area in the northeast corner of town there is white now, as opposed to what it was in the current zoning.

Jim Ignatowski: What area.

David Dunning: Right up in here.

Jim Ignatowski: Oh okay.

Paul Wanzenried: Ballantyne.

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Steve Tarbell: So I have written on the old one fire department owns property question marks. I don't have an arrow.

Al Hellaby: They use to own that property on Scottsville Chili Road over there. Behind your conservation department there back behind his property what's his name. Patriot Towers.

David Dunning: Schickler.

Al Hellaby: Schickler it backs up to his place.

Steve Tarbell: I did not see any changes like it is the same as the old one.

Al Hellaby: Unless they finally dumped the place I thought that owned all that.

David Dunning: If the fire department owns property it would be used, even like on Union Street they own that piece of property Union Street just north of Paul Road Extension there. They own that piece of property to but it is not public institutional it is a piece of land. They are not using it for that purpose and therefore it did not get labeled that way. Any other questions or concerns? No, okay Sub Area #7 it is a biggie.

Jim Ignatowski: Same thing just the route numbers.

David Dunning: The route number and the font too I would think. Keep it consistent with the rest. Not much else there to have to deal with. Any questions on those at all.

Jim Ignatowski: Sub Area #6 there is a typo, probably re-center that.

David Dunning: Oh the block, on #6.

Al Hellaby: On the old on or on the new one?

Jim Ignatowski: Okay never mind I was looking at the old one.

David Dunning: Okay.

Paul Wanzenried: There is a typo on Sub Area #6.

David Dunning: Is there?

Paul Wanzenried: Planned Neighborhood Overlay is not a "PROD" it is a "PNOD".

David Dunning: Okay.

Paul Wanzenried: That is a universal change on every one of them.

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David Dunning: That is a district that we will never, ever, ever see again. The Archer Road property is one of the things that one just south of what we bought. There has been a lot of interest in that property on the industrial side of things, more industrial projects and being so residential and then on top of a town park or what will be a town park we felt it was best to restrict that down to more residential use than anything else. So the recommendation is going to be the Planned Residential not PNOD. The only other thing is I do have full copies of all of the maps if anyone has any interest in going over these just to see if there is anything. I got to tell you I don't know that anyone here would have any expertise in in any of these. Maybe Jim or Al might have a little bit more nothing personal there. These really did not change much I think David & Ron worked with a couple of different agencies to make sure that these overlays were still accurate with State, County & Federal guidelines. Lu did not touch any of these maps these are still the original maps from Passero the only one that Lu did was the Future Land Use. Oh I take that back they did not touch the drainage map that stayed the same. This is the approved development and Lu did not do anything with this either. What was the purpose of this map? Do you remember Paul? I don't remember having this before.

Paul Wanzenried: If I remember correctly that is the one that I had to go back and put in all the properties that had been developed since the last one.

David Dunning: Okay these are the ones since the last Comprehensive Plan.

Paul Wanzenried: Right.

David Dunning: Okay. Are there any others that need to be added to this?

Paul Wanzenried: I would have to review it and look at it.

David Dunning: Down in here somewhere aren't we?

Paul Wanzenried: Who?

David Dunning: Where is Jetview?

Paul Wanzenried: That is up here.

David Dunning: Oh off of Paul Road that is right too. Concrete guy.

Paul Wanzenried: Concrete guy is here.

David Dunning: Right here.

Paul Wanzenried: Yep, concrete guy is here then this is Carriage House, so this is Bausch and Lomb. This has been subdivided back here because that is 100 Aviation, that is 200 and then there is 250 A or B. So that has been developed.

David Dunning: Been developed or subdivided.

Paul Wanzenried: Well they put a building behind it on the property behind it.

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David Dunning: Oh.

Paul Wanzenried: There is one building here, and then there are a couple of lots there.

David Dunning: So you need to get back with Ron on this one.

Paul Wanzenried: Right. See but that was approved development in 2018 so.

David Dunning: We will talk to him on whether or not we need to update it any further. Based off the dates of when this all started I don't know if we want to keep this current to the date that we are adopting it or the date that we started it what two years ago.

Paul Wanzenried: Right.

David Dunning: We did not do anything this is your flood prone areas. Which is basically the whole town.

Al Hellaby: I wasn't going to say that.

David Dunning: It really is I mean I think my house is not in a flood prone area so I am good.

Steve Tarbell: I am on the high point.

David Dunning: Yea you are pretty high if you flood we are in trouble, the rest of the town is gone and you are the only one left.

Steve Tarbell: I think it is the highest point in Chili.

David Dunning: It is it is the highest point in Chili. At the top I don't think you are.

Steve Tarbell: Across the street.

David Dunning: Yea. Waste Sites, waste disposal sites. They are all called out and numbered but it is not called out on the map as to what they are in the text of the plan. Flood Prone areas 2.3, 500-year flood. Then your Sub Areas, each one of the Sub Areas has been identified individually. I think this was your idea wasn't it because this map is new.

Jim Ignatowski: Just as an overview.

David Dunning: Yea. Although you really would not be able to do it on this right. Chili Avenue and then Black Creek.

Jim Ignatowski: The corridor?

David Dunning: Yea. I don't know how you would call it out on this without, you are already calling it out on the other one. It's pretty good. Oh, I take that back. There it is.

Jim Ignatowski: We must have brought that up last time.

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David Dunning: I am guessing you are right. All the AG districts, prime soils, and lands actively being farmed. That is Interesting these colors look completely different. I mean I guess because there is no other color other than hash marks and dotted lines I guess we are good but. Doesn't it look different.

Al Hellaby: Un huh.

Jim Ignatowski: Yea that is dark green and you have light green.

David Dunning: Yea. A lot of them being farmed. Community Facilities I believe we had everything marked on this. This did get changed by Lu. Interesting the golf ball and the tee I guess is public recreation. I just thought it interesting that they would have a golf ball and tee by the Four Rod Gun Club. But that is the symbol that they are using for recreation. This is the 90 acres that we own right in here. I think this piece here and most of that. Tried to donate it to the Greenway, I am sorry to the Genesee Land Trust and we can't do it.

Al Hellaby: Why not?

David Dunning: It is parkland. It requires that I go back to the legislature to get approval for any delineation of parkland. Even though we would be giving it over to a trust that can't go away. Then our School Districts, then the schools are identified where they are Chestnut Ridge, Brassler, St. Pius and Paul Road School. If there are any charter schools we have which I don't think we do, they are not identified. That really has not changed, although I did hear rumblings that this area was going to come over to them.

Jim Ignatowski: Got to fill that new school with more kids.

David Dunning: What new school?

Jim Ignatowski: Where they built that brand new Gates School.

David Dunning: Oh that.

Jim Ignatowski: Less and less kids in there.

David Dunning: Collective Roads is just identifying the roads. Interchanges nothing critical there. Nothing changed on the cell towers, pump stations, water storage. Those are all the same as what we had. If you want to take a closer look, feel free. Ron is in Florida right now. Pending our blessings on the maps.

Inaudible too much paper shuffling.

David Dunning: He did not he was concerned that he did not have the full set of all the maps, but we only did the sub areas. But the sub areas where all taken from that and not done independently. So all those should be the same. We will have to get back with Lu on those changes and talk to David. Minor changes.

Paul Wanzenried: Mark it up and give it to him tomorrow.

David Dunning: Okay.

Al Hellaby: Did we ever get fully through Chapter 2?

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David Dunning: No, because we were waiting for this.

Al Hellaby: Oh that is right.

David Dunning: Chapter 2 and I think Chapter 6.

Al Hellaby: Right.

David Dunning: But he could not finish Chapter 2 until we had the sub areas all straightened away.

Al Hellaby: Right.

David Dunning: Other questions, concerns on the plan? I am looking to wrap this up in the next month or so. Ron should be back I think by the end of the month I think he is only gone for a few weeks.

Paul Wanzenried: We are waiting for him to discuss Chapter 2 and 6?

David Dunning: Yes.

Paul Wanzenried: That is May.

David Dunning: Huh?

Paul Wanzenried: That is May before you wrap it up.

David Dunning: Yea well okay. Get the completed package to the Town Board by sometime then mid to late April. Look hopefully to adopt it in May – June timeframe and be done. Questions, concerns, issues?

Al Hellaby: I am gone until the end of April so I am out.

David Dunning: We will have to do it without you.

Al Hellaby: Unless you want me to phone in, just kidding.

David Dunning: Well that could be your excuse you know.

Al Hellaby: Yea there you go.

David Dunning: If you need an excuse that you are required by the town, you have an obligation.

Al Hellaby: There you go I am not getting on that boat.

David Dunning: All right I will get back David on the maps. Thank you I know this was brief but we wanted to make sure that everyone's eyes were on the same page with these maps as we know they have been a struggle. Thank you for your time today I appreciate it and we will get together soon after Ron gets back and completes Chapter 2. I don't think there is anything in these notes that would stop him from finishing Chapter 2 from this point.

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The next meeting of the committee will be TBD.

Meeting adjourned at 2:37 pm.