

PLANNING BOARD  
1/25/52 - 11/53

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January 25, 1952

PUBLIC HEARING  
TOWN PLANNING BOARD

MEMBERS PRESENT: Cornelius Strassner, Seldon Crow, Winsor Ireland, Albert H. Ricketson

The Meeting was opened by Mr. Strassner Chairman of the Planning Board. Mr. Strassner was questioned by Mr. Joseph Entress as to the possibilities of changing the proposed described building site along Chili Coldwater Rd. from an E Zone to a D Zone. He stressed the fact that the proposed homes would be built above minimum requirements covering the ordinances for D district. He explained that a 70'x160' lot is not a small lot and is larger than any in the adjacent towns of Gates and Greece where he built homes.

Mr. Kenneth Steeves wanted to know the difference between size of lots in the E and D districts. Also the minimum size house he intended to build. Mr. Entress said the homes he will build will be 300 square feet larger than what is called for in the D district regulations. Mr. Strassner also explained that all Farm land is classified E and as land is developed it is classified depending on conditions of water, land and according to districts.

Mr. Steeves inquired about drainage conditions.

Mr. Entress replied that the drainage would be improved and would run off better after moving and grading 75,000 yards of dirt, doing away with present water pockets.

Mr. Steeves "as it is now, drain is natural, what is going to happen in the Spring and the question in my mind, will the culvert be able to take care of it?"

Mr. Ed. Gould, wanted to know how this development would compare with homes built by Mr. Entress at Tresmar.

Mr. Entress said he intended the houses to be built on this tract to be larger than any he built in the Tresmar tract. He also stated that he was not asking for anything out of proportion as to size of lots.

Mrs. Craig wanted to know how many homes were going to be built and also the facilities of the school to accommodate that many. She stated that higher school taxes would have to be met.

Mr. Strassner replied that they could not stop a Town from growing and as homes were built assessments would go up accordingly.

Mr. Entress said that the price of the homes would be from \$10,000 and \$12,000, and would not infringe on property.

Mr. Ed. Gould said that anyone moving into the Town of Chili must realize the Town has growing pains, and we cannot hinder the growth of a Town for selfish reasons of our own. He would favor the Planning Board taking action and reclassify the district from E Zone to D Zone.

Mr. Geo. Klier gave three reasons why he was not in favor of the zoning be changed.

1. He lives on the bottom of the present proposed site and thinks he would get most of the water run off. and it would be detrimental to his property.
2. Closeness of the homes would be a fire hazard.
3. because we are in a volunteer Fire district.
3. Factor of a clay bottom for drainage.

Mr. Strassner said the lot size is ample and not a fire hazard.

Mr. Ireland said that a clay bottom soil survey was made and that water troubles would not be anymore with 240 homes than with 200.

Mr. Klier said he would like to see it stay strictly a high grade residential section and sees no reason to lower the zoning classification.

Mr. Klier Jr. said he would like to know if the soil would absorb all the water from septic tanks <sup>and</sup> what about the water pollution?

Mr. Ireland said this had all been considered.

Mr. Klier said he was only protecting his investment and wanted it to stay in E district as it is.

Mrs. Craig voiced some opinion and replied that lots 200' deep have drainage trouble now and why make them smaller.

Mr. Entress gave an example of 178 homes he built on another tract which has half the pitch of the proposed tract and they have no drainage problems.

Mr. Strassner ask where the culvert leads to?

Mr. Thomas Pikuet said it has a natural pitch and drains into Black Creek.

Mr. Klier said they are in E zone and what insurance do they have that they would not run into drainage conditions, and what protection would they have?

Mr. Entress said he would grade to eliminate water pockets and the fact that he did it once he could do it again. The County enters into the situation and has certain requirements dealing with Health, also the F. H. A. requires all requirements to be met before insuring permits of Mortgages.

Mr. Strassner called for an adjournment and would advise the Town Board and the Town Board would act at their next meeting to be held the first Wednesday in February.

Meeting adjourned

Cornelius Ouweleen  
(TOWN CLERK)

PLANNING BOARD

APRIL 17, 1952

MEMBERS PRESENT: Cornelius Strassner, Mr. Ireland, and Mr. Craig.

Application of Mr. Smoyer for approval of plot known as Clearview Heights Section #1 being a part of Town Lot 76 situated in the Town of Chili.

This Plot consists of 31 Lots and 2 streets. The streets are known as Yolando Drive and Shari Drive.

This plot was approved and stamped April 17, 1952.

Application of Mr. Knorr for approval of Plot known as part of Lot #15 of Aeria Tract. This Plot consists of 5 building lots and a road outlet to Chili Ave.

Mr. Knorr did not have maps in order and was told the stamp of approval would not be affixed until he had the proper maps.

Application of Harry Pikuet for re-subdivision of Lots #55 to 64 inclusive of Chestnut Heights Subdivision Section #2.

On 7-10-1950 these lots were rejected because the 60' front did not conform to the Zoning Ordinance that covered this district and as these Lots now conform to the Zoning Ordinance a stamp of approval has been affixed to the maps (Lots now number 55 to 62)

Meeting Adjourned

Cornelius Strassner

CS:mer

PUBLIC HEARING OF THE PLANNING BOARD  
June 23, 1952

A Public Hearing of the Planning Board of the Town of Chili was held in the Chili Town Office at Chili Center on June 23, 1952 at 8:P.M. to consider the following applications: Joseph Entress, Wm. Smoyer and Edward J. Hancock.

Members Present: Chairman Cornelius Strassner, Mr. Ireland, and Mr. Frank Craig. Also present Mrs. R. Romberg Sec.

Application of Joseph Entress for approval of the resubdivision of lots #1 through #10 of Pultney Tract, being part of Lot #3 Township #2, Range #1, Town of Chili, New York.

THIS plot was approved and stamped June 23, 1952.

Application of Joseph Entress for approval of the resubdivision of Chestnut Heights Subdivision, being part of Lot #94, Township, #2, Range #1, Town of Chili, New York.

This plot was approved and stamped June 23, 1952.

Application of Mr. William H. Smoyer for a temporary turn-around on Yolando Drive, diameter 120', in the Town of Chili, New York.

Roads to stay as is but Mr. Strassner will check with Mr. Wickins as to who will put Shari Drive in, in the future. Mr. Strassner to notify Mr. Smoyer.

Application of Edward J. Hancock for approval of proposed subdivision and street commencing at Fenton Road northerly to Westsdie Drive, Town of Chili, New York.

Mr. Hancock to register a proposed street to go through to Westside Drive.

Lots #5 & 6 are to be combined and made into an 180' lot and lots #7,8, and #9 to be 100 feet.

Temporary turn around at the end of lots #4 and lot #9.

Existing Road to be 50' and the continued new road to be 60' (this new road to continue through to Westside Drive).

The Road is to be known as Everett Drive and maps are to be made and approval will be final when these maps are presented.

Meeting adjourned

Cornelius Strassner-Chairman

Mrs. R. Romberg-Sec.

AUGUST 7, 1952

Changes in the map of Subdivision of the Hancock property and extension of Fenton Road to be known as Everett Dr.

Lots #5 & 6 combined to make one lot of 180 ft. wide.

Lots #7, 8 & 9 are 100 ft. wide.

Temporary turnaround now at the ends of lots #5 & 10.

Plot approved and stamped on august 7, 1952.

Acting Chairman  
of

Planning Board of Chili

Mr. Windsor Ireland

October 15, 1952

Public Hearing-Planning Board

*copy noted*

1. Application of Mr. Jensen for Jensen Meadows.

Maps will be stamped for approval as soon as the proper maps are submitted.

There was no opposition to this request.

2. Application of Mr. Knorr

Approval of maps pending Supt. of Highway's recommendations for the road and turnaround. Maps are to be redrawn.

There was no opposition to this request.

3. Application for the Oscar Keubler tract Section #1.

Maps to be stamped for approval.

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Application of Mr. Knorr:

The Planning Board suggested dividing 20 feet evenly on each side of the road and increase the distance on the circle turnaround between the edge of the pavement and property line from two (2) feet to six (6) feet.