

PLANNING BOARD  
January 26, 1954

The meeting was called to order by the Chairman, and roll was called with the following members present: Mr. Sherwood, Mr. Ireland, Chairman. Also present was Mr. Wickins, Town Attorney.

Map of Section 2 of the Ranchmar Tract was presented to the Board. The Board studied the map, and Mr. Ireland said it had already been to Albany and approved. Lots Nos. 121 and 122 raised the question as to the width at the building line, which is not indicated. A further question was raised regarding the variance previously granted Joseph Entress by the Zoning Board of Appeals for a 45 ft. setback line, as to whether this variance was for Section I only, or for both section I and Section II.

DECISION OF THE BOARD:

The Board approved map of Joseph Entress for Section 2 of Ranchmar Subdivision situate in lots 94 and 111 of the John Smith Allotment of the Pultney Tract, Town of Chili, Monroe County, New York.

Winsor Ireland  
Chairman



PLANNING BOARD  
February 23, 1954

The meeting was called to order by the Chairman, Mr. Ireland, and roll was called with the following members present: Mr. Ricketson, Mr. Sherwood, and Mr. Ireland, Chairman. Also present were the Town Attorney, Mr. Wickins, and Mr. Pikuet, Highway Inspector.

Mr. Clarence Beaman and Tom Wills, Jr. appeared for the applicant, Style Rite Homes, Inc. There was some discussion concerning A T & T transmission line, angle of turn in road, and rearrangement of several lots. Letters were shown the Board from the Rochester Telephone Co. and the Rochester Gas & Electric Corp. stating that facilities would be furnished.

DECISION OF THE BOARD:

The Board approved map of proposed subdivision of part of lots 1 and 58, East Pultney Tract, located on the south side of West Side Drive, Town of Chili, Monroe County, New York. This approval subject to changes on lots 1, 2, 7, 8, 9, 10, 11 meeting with the approval of the Chairman of the Board.

**Legal Notice**

NOTICE IS HEREBY GIVEN that there will be a public hearing of the Planning Board of the Town of Chili to be held in the Chili Town Office at Chili Center on February 23, 1954, at 8 P. M. to consider the following application:

1. Application of Style Rite Homes, Inc., for public hearing on proposed subdivision of part of lots 1 and 58 East Pultney Tract located on south side West Side Drive, Town of Chili, Monroe County, New York.

All interested parties are requested to be present.

By order of the Chairman of the Planning Board of Town of Chili.  
WINSOR IRELAND.

It-2/18/54

PLANNING BOARD  
March 9, 1954

The meeting was called to order by the Chairman, Mr. Ireland, and roll was called, with the following members present: Mr. Ricketson, Mr. Craw, and the Chairman, Mr. Ireland. Also present was the Town Attorney, Mr. Wickins, and Mr. Pikuet, Town Supt. of Highways.

The first application was that of Harry Pikuet for approval of map of parcel of land being part of lot #2, 3000 Acre Tract, Range 7, Town of Chili, located on the south side of West Side Drive. Present were Mr. Harry Pikuet, and Mr. Thomas Sears, Engineer.

2. Application of Oliver Perry for approval of map of parcel of land known as Westside Manor Addition #1, Parts of lots 50 and 51, Township 2, Range 1, John Smith Allotment, Town of Chili. Present was Mr. Perry.

3. Application of Kenneth E. Spotts for approval of map for North Chili Subdivision in part lot #51 East Pultney and lot #70 located east side of Union Street. Present was Mr. Spotts.

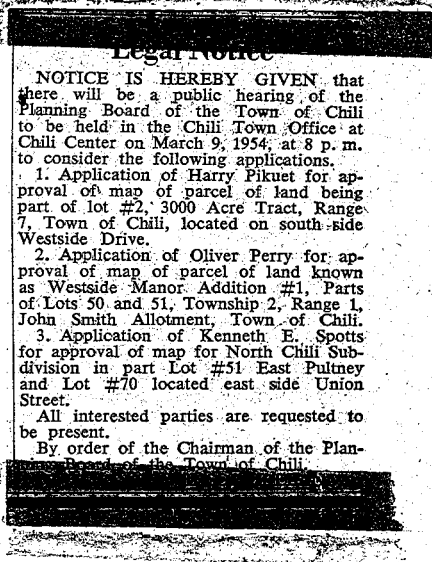
DECISIONS OF THE BOARD:

Mr. Harry Pikuet - This map was approved with change in the lot line of lot #65, adding portions of lot #67 and #68 to the rear of lot #65.

Mr. Oliver Perry - This map approved with the following changes:  
Change Oscar Drive to Keith Terrace  
Change Perry Avenue to Ronnie Lane  
Cut off Keith Terrace at south line of lot #131  
Change Addition #1 to Section 2

Mr. Kenneth E. Spotts - Map approved pending addition of 80 ft. figures at building line on lots Nos. 12, 13, 14, 15, 16.

Winsor Ireland,  
Chairman



## PLANNING BOARD

July 14, 1954

The only member present at the meeting was the Chairman, Mr. Ireland. Also present was the Town Attorney, Mr. Wickins.

The first application was that of Thomas Dunne to re-subdivide lot #55 situate on Ballantyne Rd.

Mr. Dunne presented a map and said that he wants to make one lot into two lots. Mr. Wickins and Mr. Ireland studied the map and said the lots aren't wide enough. The requirement is a 60 ft. front lot line setback and a 70 ft. rear lot line setback. Mr. Dunne said that if he kept to the requirement, he would be 15 ft. or 20 ft. back of the other houses. He said the original deed calls for a 25 ft. setback on Names Rd. and a 50 ft. setback on Ballantyne Rd. Mr. Wickins said Mr. Dunne would have to go before the Zoning Board for a variance in front lot line setback, and also for width of lot at the building line.

Mr. Dunne said there are no houses, and on Ballantyne rd., the houses are set back 35 ft. The lot on Names Rd. would be 140 ft. deep, as he wanted the larger lot on Ballantyne Rd.

Mr. Wickins said the question was would there be enough space for a house, well, leech fields, etc. Mr. Dunne stated that he didn't plan to build on that lot for another year, and within that time there should be water on Names rd. He intends to leave it until the water comes through, and wouldn't plan on a well, or at least just a temporary one until the water comes through. Mr. Wickins said the Planning Board does not have a say on setback and Mr. Dunne will have to go before the Zoning Board.

Mr. Wickins advised the applicant that because there was not a quorum present, decision could not be made on this application at the present time. The Board will meet at a later date to make decision, and notice will be sent to the applicant as to the said decision.

No one appeared to voice an opinion on this matter.

Application of Earl Howarth for approval of subdivision on the northeast corner of Chestnut Ridge Rd. and Paul Rd., being part of lot #109 Town of Chili.

Arthur Rosenberg, Attorney, appeared on behalf of Mr. Howarth.

Mr. Rosenberg said that, subject to the approval of the Board, Mr. Howarth and Mr. Burnett have agreed they would like to change the proposed map in a minor detail, that is by projecting the west line of lot #15 and the south line of lot #15 to meet at a point to form the southwest corner which would result in binding the piece with the northeast corner of the lot marked "sold" and square up westerly end of lot #15. Mr. Burnett is selling the tract, and he has no objections.

Mr. Wickins asked if Mr. Pikuet had looked at the map and the proposed street, and Mr. Howarth said he had and had said it was o.k. The lots are 90 ft. in width except 3 lots which are 85 ft. wide, and Mr. Wickins said a variance would be necessary on these three lots.

Mr. Rosenberg then asked if the Board could act in this manner: approve the plan upon condition that the setback on the 3 lots, nos. 8, 9, 23, be enough so that at the setback line, the width will be at least 90 ft., or in the alternative, that the Zoning Board of Appeals grant a variance, and he was told they could. There was some discussion as to the size of lots 10 and 11, and it was settled that these two lots be combined to make one lot.

Mr. Wickins requested the secretary to obtain a letter from Mr. Pikuet giving his approval of the layout of the street.

The following people came forward to see the map and offered no objection: Ivan Pikuet, Owen Burnett, John Birchell, Lawrence Tallman, Harry Pikuet.

After some discussion about other lots not being large enough, the following change was made in the map, made by Mr. Rosenberg: move the north line of lot #2 10 ft. north at the expense of lot #3; move the north lines of lots #1 and the reserve parcel east of it, lots 15, 14, 13, 12, each 10 ft. northerly.

This applicant was also informed that no decision could be made at the present time, but that notice would be sent when decision had been made.

PLANNING BOARD  
October 21, 1954

Roll was called with the following members present: A. H. Ricketson, and Winsor Ireland, Chairman. Also present was George Lusk, Building Inspector.

Application of Albert E. Gerwick, 5 Irving Drive, to re-subdivide into 9 lots part of Town Lot 16, Town of Chili. Said subdivision to be known as Gerwick Subdivision, Section 1, and is located on Audubon Terrace, in the Town of Chili.

Mr. Gerwick presented map which had already been approved by the State Health Department.

Present were Robert E. Credele, 13 Audubon Terr., and William H. Bly, 11 Irving Drive, who offered no objection to this application.

The Board had several other maps to approve, but decision could not be made on this date because a quorum of the Board was not present. A decision will be made when a majority of the members are present.

The Board made the following decisions on October 22, 1954, when the following members were present: Seldon Craw, A. H. Ricketson, Winsor Ireland.

Map of re-subdivision into 9 lots part of Town Lot 16, Town of Chili, known as Gerwick Subdivision, Section 1, located on Audubon Terrace, Town of Chili was approved by the Planning Board, all members present voting in the affirmative.

Map of Chestnut Heights Subdivision, Section 3-A, for Harry Pikuet, being part of Lot #2 of 3,000-acre tract, Township 2, Range 1, Town of Chili, Monroe County, was approved by the Planning Board, all members present voting in the affirmative.

Map of re-subdivision of lot 9 and part of 10, North Chili Subdivision, being part of lot 51, East Pultney Tract, and part of Lot 70, Town of Chili, County of Monroe, was approved by the Planning Board, all members voting in the affirmative.

Map of re-subdivision of lots, 1, 2, 3, 4, West Side Grove, Section 1, Town of Chili, County of Monroe, was approved by the Planning Board, all members present voting in the affirmative.

Map of re-subdivision of lots 1, 2, 3, 4, and Golisano Drive to lots R-1, R-2, R-3, R-4 and Golisanos Chili-Paul Gardens, Section 11, was approved by the Planning Board, all members voting in the affirmative.

Map of re-subdivision of lots 6 and 7 to lots R-6 and R-7, Chili Center Tract, subdivision being part of Lot 111 John Smith Allotment, town of Chili, approved by the Planning Board, all members voting in the affirmative.

June Yates, Secretary

The meeting was called to order, and roll was called with the following members present: Mr. Ricketson, Mr. Beane, and Winsor Ireland, Chairman. Also present were George Lusk, Building Inspector, and the town Attorney, Ralph Wickins.

Application of D. D. Davis for approval of Second Part Plat Map of Creekview Subdivision, lots #67 to 74 inclusive, and lot #R-49.

Mr. Davis appeared and presented map to the Board. After studying the map, the Board informed Mr. Davis that a building permit could not be issued for lot #66 without a variance, because it is not wide enough. Mr. Davis said that the lot is sold, and Mr. Ireland said that the new owners would have to get a variance before they can erect a house on that lot.

No one appeared to speak on this application.

Application of William Keubler for approval of Plat Map Section 2 O. K. Ridge, lots #20 to 35 inclusive, lots #200 to 224 inclusive, lots #124 and 126.

Mr. Keubler presented Plat Map to the Board. He was informed that a turn-around would be required on Jensen Drive and Keubler Drive. There was some discussion regarding revisal of some lots or leaving the lots as is and adding a turn-around. Mr. Keubler said that Jensen Dr. is too low to allow for a turn-around at the end of it. The Board suggested to Mr. Keubler that he talk with Mr. Pikuet as to what he would require regarding this, as something will be necessary on the end of the two dead-end streets.

No one appeared.

Application of Oliver Perry for change of zone from E to D residential of Addition #2 of Westside Manor Subdivision, starting at a point 218.6 ft. from the center of Union St., 1,268 ft. westerly bordering south rear lot line of Ronnie Lane, thence southerly 400 ft., thence 1,268 ft. easterly, thence 400 ft. northerly to a point.

Mr. Perry presented map, and said that this is a duplicate of the first section. He would like approval to put in 80 ft. lots instead of the required 90 ft. Since the first section was put in, the Zoning Ordinance has been changed, requiring 90 ft. lots in this zone. He said a change of zone was granted to Oscar Keubler 5 or 6 years ago for a D zone on some lots.

Mr. Wickins advised Mr. Perry that the Planning Board can only recommend its decision to the Town Board, and the Town Board takes final action.

Mr. Perry said that practically all of the houses over there are the expansion attic type, not like the ranch type. They do not require as large a lot, and in this way the price of the home can be kept down. There are not over 3 or 4 ranch homes in the whole section. The 80 ft. width will make a difference of 2 lots more on each side of the road. The expansion type house would also conform with the other houses already there. There was some discussion as to the fact that granting this variance might set a precedent.

No one appeared in regard to this application.

William Keubler also requested approval of re-subdivision of 3 lots in the original approved section. This is a change in width to increase the size to allow easement for a drainage ditch down Charmaine Rd.

#### DECISIONS OF THE BOARD:

William Keubler - Plat Map Section #2 O K Ridge Subdivision approved subject to changes suggested by the Planning Board. Also approval of re-subdivision of 3 lots in original approval section according to map.

D. D. Davis - Approval of Second Part Plat Map of Creekview Subdivision as per plan presented.

Oliver Perry - Letter to Town Board stating: No objection because the lots would then conform with Section 1. Object because this would be setting a precedent.

June Yates, Secretary