

PLANNING BOARD
January 11, 1955

Roll was called with the following members present: A. H. Ricketson, Frederick Bean, and Winsor Ireland, Chairman.

Application of Joseph Manfredi, 1377 N. Clinton Ave., for approval of subdivision, Section 1, formerly being part of the John Val Pelt property, TWP 2, Range 1.

Map was presented. Lots 1, 2, 3, 4 have already been approved by the State. The houses will be around 1000 sq. ft., with three bedrooms, and cellars. The storm water drainage in the back will be figured out by the Engineer. There is a creek in the back.

Pat O'Brien of Brookview Rd. said the creek is mostly overgrown with roots.

Mr. Manfredi also presented a preliminary map showing the future development of 55 lots. The lots on the subdivision presented for approval are 200 ft. deep and about 102 ft. wide. The houses will have a garage and will sell for around \$13,000 and up.

There were no objections.

DECISIONS OF THE BOARD:

Map approved of subdivision, Section 1, formerly being part of the John Van Pelt property, TWP 2, Range 1.

Map approved of North Chili Subdivision, re-subdivision of two lots, 11 and 12. Lot No. 11 changed to R 11, from 80 ft. to 120 ft., Lot No. 12 changed to Lot R-12 from 97 ft. to 105 ft. Being part of lot 51, East Pultney Tract, and part of Lot 70, Town of Chili.

Map approved of Section 2, O. K. Ridge Subdivision, part of lots 57 and 56, TWP 2, Range 1, Town of Chili, with 100 ft. turn-around on Kuebler Dr., and re-subdivision at the end of Jensen Dr.

June Yates, Secretary

February 24, 1955

The meeting was called to order by the Chairman, and roll was called with the following members present: A. H. Ricketson, Frederick Bean, John Walls, and Winsor Ireland, Chairman.

Application of Oliver Perry for change of zone from E residential to commercial on property described as follows: Starting at a point from the west side of Union St., 300 ft. south; thence 575 ft. west; thence 300 ft. north; thence 575 ft. to point of beginning.

Mr. Perry presented a plan showing present commercial land and proposed commercial land. Mr. Perry said the present commercial land runs back 300 ft. from Buffalo Rd. and is not big enough to put buildings on and have parking space. In order to have parking and buildings, he needs additional commercial property. This additional property goes back to the fence that runs through the field.

Mr. Ireland said the frontage on Buffalo Rd. is commercial from the Dairy Bar up to the school and can be used as it is for building stores, but to avoid the difficulty of inadequate parking, Mr. Perry wants to develop property to give more parking space in the front. He asked if anyone who lives up there would like to speak on this request.

John Mattern of 72 Hubbard Dr. said his only feeling is that a traffic problem might develop there. It is hard to get in and out of Buffalo Rd. it is so close to the intersection. There are trailer trucks all the time which do not seem to observe the speed limit of 35 miles an hour. It will make a traffic problem on a busy boulevard. If it could be on Union St., it would be better. The Town should be trying to eliminate traffic problems, not creating them. He is thinking of the children. The school is too close to Buffalo Rd. Mr. Mattern would like to see a shopping center, but not there.

Mr. Wall asked in what way the children would be affected. Mr. Mattern said there is a traffic hazard with the school buses entering Buffalo Rd. It would obscure the bus driver's view. On North Chili, they will probably discontinue the school bus within a certain radius. He lived in Town of Spencerport, but walked $1\frac{1}{2}$ miles to school. The youngest children would be 5 or 6 years old. Mr. Wall said that children 5 and 6 yrs. old are pretty much on their own. Mr. Mattern said that was a matter of opinion. He said he asked Mr. Kent if he could get the traffic sign moved to the other side of the tract. It doesn't start until a few yards short of the school to the east. People are still coasting pretty fast from Churchville when they come to the light. It is a poor situation now.

Mr. Perry stated that he plans an entrance and exit on both streets, like a corner lot. There would be an in and out on each street.

Mr. Ireland said he thought that anyone who built stores there would demand an entrance on Buffalo Road.

Mr. Mattern said that Hinchey Rd. and Chili Ave. are an example of increased traffic of a shopping center. Gates recently applied for more lights on that corner.

Mr. Perry said his building would be back 350 ft. from the road.

Mrs. John Mattern said she objects to this request also because it is too close to the school and presents a traffic problem.

Mr. Ireland was asked what the alternative would be if a shopping center did not go in there, and Mr. Ireland replied that what is allowed in commercial zone is quite limited and is listed in the zoning ordinance.

Mr. Perry said that what he is doing is putting up a lot of land to handle cars so that there won't be any trouble. He has 300 ft. by 600 ft. in back and can't park a lot of cars. With 600 ft. he could make a decent center over there.

Mr. Mattern said it wouldn't be economically feasible to build a shopping center on that piece of ground as it is now. Mr. Perry said he hadn't really thought about building it without extension of land. He would have to do some more figuring if he can't get the extension. Mr. Mattern said he is opposed to the shopping center only because it is so close to the school and the intersection. Mr. Perry said two streets should relieve the traffic somewhat. The school is only going to be used for kindergarten and first grade and no one knows for how long, since the new one opened up. Mr. Mattern said the new plans call for its use permanently for kindergarten.

David Alexander of 4365 Buffalo Rd. stated that as a father, he objects to the fact that his children will be crossing in front of it. Mr. Perry said that he has boys too that will go to that school, and that is a thought that will enter into it.

Mr. Wall asked if the school couldn't acquire the right to Union St. Mr. Perry said the school is dying out which was shown at the time of voting. He said the parents could get the school children to school better if his parking area is there, as now they can't drive through the field. 50% of the traffic will probably go out on Union St. which is several hundred feet from the school.

Veva Butcher of 3258 Union St. objects because it would lower the value of her property right across the street from it.

Mr. Bean asked what the people thought would eventually happen to that corner, is it going to change or will it stop where it is. They will have to face the music sometime.

Mr. Perry said this is really a big farm of 90 acres, with 8 or 10 houses on the east side of Union St. All zoned residential except 300 ft. which border Buffalo Rd. and Union St. With all the space and the entrances and exits, he doesn't see how the traffic could pile up.

David Alexander said he is not opposed to this. He offered as a thought the probable loss in resale value of the present homes on Union St. Mr. Perry said this might be true, but also it might increase the value of homes, as some people liked to buy where there are stores within walking distance.

Mr. Bean said another point of view from purely monetary standpoint was that while property value might go down as residential, it might become 3 times as valuable commercial.

Mr. Mattern said the only possible recourse is to keep as much of that area around the school residential as possible for the children.

Mr. Ireland asked if anyone present had anything more to say for or against this application. No one appeared. He then called this application closed.

Application of Edward Ryan for approval of map of a survey of part of the Gaelens farm, being part of lot #5 in the 3000-acre or Sixth Tract, located on east side of Fisher Road.

Mr. Ryan stated this application is to subdivide property on the east side of Fisher Rd., part of Gaelens Farm, the old St. Mary's Hospital Farm. There is now a house on the lot designated as No. 1. The present owner will take over the rear half of the property, Carlo Testa. To the north lot #2 which is 100 ft. by 500 ft., lot No. 3 is approximately the same measurements, a little more than 500 ft. deep. The north end of lot No. 3 will be 276 ft. from the line or right-of-way to go back to the creek. It is an apple orchard now. Sometime in the future, Mr. Gaelens will want to subdivide the 276 ft. into two or three lots. In connection with this application, Mr. Ryan submitted certified copy of the deed showing title of the father and two sons, Monroe County Tax Search through 1954, statement from Rochester Gas & Electric Corp. showing that utilities will be available to the three lots, and also six blue-prints of the proposed subdivision.

Mr. Wall said this is only three lots, and the bulk of the Gaelens property is on the west side. There are cow barns on the east side. Mr. Ryan stated the three houses on this property will be worth over \$20,000 each.

Mr. Ireland asked if anyone had any objections or wished to speak in favor of this application. No one appeared.

DECISIONS OF THE BOARD:

Oliver Perry - Application granted in that the Planning Board recommends this change in zoning from residential to commercial to the Town Board.

Members voted as follows: Mr. Ricketson - yes, Mr. Bean - yes;

Mr. Wall - yes; Mr. Ireland - yes.

Edward Ryan - Map approved as presented. All members voted in the affirmative.

June Yates, Secretary

PLANNING BOARD

April 16, 1955

The meeting was called to order and roll was called with the following members present: Mr. Frederick Bean, Seldon Crow, and the Chairman, Winsor Ireland.

Application of Oliver Perry for approval of map of Westside Manor, Add. #1, resubdivision of lots Nos. 120 - 122 - 124 into lots Nos. R-120 and R-124.

Map was presented and discussed by the Board.

DECISION OF THE BOARD:

Map of Westside Manor Add. #1 was approved as presented. Members voted as follows in the affirmative: Frederick Bean, Seldon Crow, Winsor Ireland.

June Yates, Secretary