

PLANNING BOARD

February 23, 1956

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

Application of Manfredi Brothers for approval of Section 2, Manfredi Subdivision, formerly being part of John Van Pelt property.

Map was presented to the Board. There is pipe from Chili Avenue, down Manfredi Drive, between lots Nos. 10 and 12, and then back to Chili Ave. Most of the homes will be three-bedroom, with leech fields in front yards of Nos. 5 and 7. Mr. Manfredi asked if they could get away from putting in sewers as it is expensive, and use open ditches for drainage. Mr. Ireland replied that with no storm sewer the water would run right down through the lots and there would be flooded cellars. He suggested they might cut out the pipe from Lots Nos. 10, 8, 6 and pipe past Lot #3. This would save 300 ft. of pipe. Lots Nos. 1, 2, 3, 4 were approved a couple of years ago.

Mr. Manfredi inquired whether it is necessary to pipe under the driveways. Mr. Ireland said they would need pipes under the driveways on all of the lots, and he probably ought to see Mr. Pikuet on it. On all County roads, a map can't be filed without the approval of the County Highway Dept., which specifies the size of the pipe to go under the driveway. However, neither of these roads is a county road.

No one appeared to speak on this application.

Application of Nelson D. Gennaro for re-subdivision of Lots 66, 67 Springbank Heights.

Mr. Gennaro presented a map showing the two lots, about 330 ft. in length. The width of lot R-67 would be changed from 145 ft. to 118.50 ft., and the width of lot R-66 from about 75.12 ft. to 102.82 ft. These are a part of the John Smith Allotment.

No one appeared to speak on this application.

The application of Charles Glidden was withdrawn by Mr. Glidden.

Application of Howard L. and Elizabeth Wagner, George Phaff Jr., and Louis J. Breiner for re-zoning of three parcels of property from residential to industrial, being part of Lot No. 101 of John Smith Allotment, and being bounded on the north by the service road into the Monroe County Airport and on the south by the Scottsville Rd.

Mr. Wagner and Mr. Phaff appeared and stated the newspaper made a mistake in printing, the application should read a change in zoning from residential to commercial, instead of industrial.

The Board received a letter from Mr. Breiner stating he is in favor of this application. No one appeared to speak either for or against this application, other than the applicants. Mr. Paul Jones was notified. The Planning Board makes recommendation to the Town Board on re-zoning, and Mr. Wagner inquired as to the next Town Board meeting, as time is important. Mr. Ireland replied the Board would probably meet the first Wednesday in March. Mr. Wagner said there is a deal hinging on the approval of this application, and Mr. Ireland said the Planning Board would verbally agree to recommend this re-zoning to the Town Board.

The Board then reviewed a map of D. D. Davis of westside Manor, Addition No. 3, being part of Lots. 50, 51.

DECISIONS:

Manfredi subdivision, Section 2, approved as is, except to eliminate concrete pipe in rear of Lots Nos. 6, 8, 10 and substitute an open ditch.

Map of re-subdivision of Lots. Nos. 66, 67 Springbank Heights approved as is. All members voted in the affirmative.

Re-zoning of three parcels of property from residential to commercial being part of Lot 101 of the John Smith Allotment, was approved for recommendation to the Town Board. All members voted in the affirmative.

The Board then reviewed the following map brought in for preliminary approval as to layout, street sizes, etc: Map of Westside Manor, Addition No. 3, showing Keith Terrace, and David Drive, and Ivamae Drive, brought in by Oliver Perry.

There being no further business, the meeting was adjourned.

June Yates, Secretary

PLANNING BOARD
July 26, 1956

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

Application of Stenwick Co., Inc., for approval of Section I, Stenwick Subdivision, Lots Nos. 1-12.

Bernard Entress and Mr. Steckel appeared for Stenwick Co., Inc. The map was studied by the Board and found to be in order. No one appeared to speak in favor of or in opposition to this application.

DECISION OF THE BOARD: The Planning Board approved this map, all members voting in the affirmative, Seldon Crow, John Walls, and Winsor Ireland.

June Yates, Secretary

PLANNING BOARD
Sept. 6, 1956

Application of Albert Gerwicks for re-subdivision of lots Nos. 5, 8, 9 of Section I of Gerwicks Subdivision to Lots Nos. R-5, R-8, and R-9.

Also application of Albert Gerwicks for approval of map of Section 2, Gerwicks Subdivision, being part of the Herbert J. Jacobs farm in lot 16 of the 6th or 3,000-acre tract, including lots Nos. 1-5, 8-14, and 21-24 in the Town of Chili.

The Board studied the maps showing how the houses had been planned to stay on high ground. There is a well on every lot. The land slopes toward the north, with a high point in between. There is a turn-around on Lot No. 14. There is an open ditch to carry off the surface water.

On Audabon Terrace, the turn-around will be extended into the field and give land back to each one of the following lots: Nos. 5, 8, 9. The maps were found to be in order.

DECISION OF THE BOARD: The Board approved these maps, the following members voting in the affirmative: Seldon Crow, Winsor Ireland, and Fred Bean.

June Yates, Secretary

PLANNING BOARD
October 11, 1956

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

Application of Harry Pikuet for approval of re-subdivision of Lots 85, 86, and 87, Section 3A, Chestnut Heights Subdivision, to Lots R85 and R87.

Mr. Pikuet did not appear. The Board studied the map showing the re-subdivision of three lots into two lots, on the bend of Chestnut Drive. The two new lots will be R85 and R87. The Board found the map to be in order.

Application of Norman Ball for approval of Section 2 of Norman Ball Subdivision, including Lots 7 and 8.

Map was presented showing soil tests, strata test and sewage system. This subdivision is located on Paul Rd. Lot No. 6 is 90 ft. by 200 ft., Lot No. 7 is 103 ft. by 200 ft. Mr. Ireland said the soil tests are good, and no additional grading is necessary. The Board found the map to be in order.

Application of Earl Howarth for approval of Section 2, Harvey Estates, including lots 21 and 22.

Mr. Howarth presented map and stated this is on Starlite Drive, off Chestnut Ridge Rd. Mr. Ireland said the lots are large enough, and map has already been approved by the State Health Department.

No one appeared to speak on any of these applications. All maps were approved by Winsor Ireland, Seldon Crow, and Fred Bean.

June Yates, Secretary