

PLANNING BOARD

February 25, 1958

The meeting was called to order, and roll was called, with the following members present: Selden Craw, John Walls, Martin Brandt, Frederic Bean, and the Chairman, Winsor Ireland. Also present was the Town Attorney, Ralph Wickins.

The Town Attorney advised the Planning Board that the application of Oliver Perry for approval of his map would have to be re-advertised. This public hearing had been scheduled for February 18, 1958, but had to be postponed because of the weather.

Mr. Ireland then presented Mr. Welkley, who is preparing a population survey of the town, and Mr. Bishop, who is preparing a land use map of the town.

Mr. Welkley said the land use map of the town will cover residential, commercial, industrial properties, cemeteries, playgrounds, etc. owned by the town. The population study will project the population of the town to 1980. Mr. Lozier's office is working on the drainage plan, Mr. Bishop on the water system. They will try to determine the flood level line along Black Creek. Also in this program, there will be a study of the economical phase to know what is the present assessed valuation and what is anticipated by additional development through 1980, a 20-year period. This study will determine what areas should be set by for industrial development. He is inclined to think the town has some pretty good locations for industrial development.

Mr. Wickins asked if he is aware of the fact the Rochester Gas & Electric Corp. will be building out here. Mr. Welkley replied yes, they sent him their map showing the properties they have, which will be plotted on the land use map. He said Mr. Bishop has spent a lot of time on this map, spotting roads, etc. He said the economical phase hasn't as yet been gone into, but he has copies of about three pages showing what he thinks and why, which he will give to the board.

After going over the town very carefully to determine by the population estimate how many they think there will be by 1980, this will be used in the economic phase. There is a pattern to measure the number of families. The average size of a family is 3.26 persons per family. The number of dwellings is determined by that. They measure that on land needs by the minimum size lot the areas require. He looked into the zoning ordinance for minimum front and rear setbacks, etc., and the lots are pretty close to 175 ft. depth. Mr. Wickins said 170 ft.

Mr. Welkley said that in determining the areas most apt to be developed, they will lay out on the long range plan the residential areas, where the shopping centers are, in relation to population and distance of service areas to service population. They will work on the necessary land for recreational purposes, as areas will certainly have to be reserved for that. Some towns let that slip. You can do this as it is developed, or reserve these areas and be much farther ahead, do it cheaper, and have much higher standards than otherwise. Rochester made a master plan, but in the city it is pretty difficult to get proper recreational area.

There will also be a highway system within this plan. There will be some additional town roads, actually roads used as feeders to take care of subdivisions. The town roads shouldn't be completely lined with houses. The town can set up secondary roads as a framework in area development and earmark those as permanent locations, reserved as right-of-ways felt to be needed. Also the State is making a new State road system. He assumes there will be an expressway running across the northerly part of the town. That will help push the development of the town.

In conjunction with the economic setup, they will set up industrial areas, within limits. The town should start thinking about the land use pattern in this long range plan pretty soon after they have it. After there are subdivisions, it will be hard to get in industry. After getting the long range plan, these areas should be included and backed up revising the zoning map.

Mr. Wickins then stated that in conjunction with that, he thinks it is necessary as soon as they do have a master plan, for the Planning Board to be given more power and authority than they have so far executed. Under the town law, they do have a lot of power which can be delegated by the Town Board. He asked if Mr. Welkley didn't feel this Board should be more active in this development matter, and take more authority than they have. Mr. Welkley agreed, and said they could help the Town Board very much.

Mr. Wickins then said that along the same line, as town attorney, he feels that on completion of the master plan, the zoning ordinance should be re-drafted. Mr. Welkley replied yes, it should be done to back up the master plan. If the master plan is done fairly, it is the best place to start using a new zoning ordinance. Mr. Wickins said he really thinks it is very basic in the town planning for this Board to take the helm. He spoke to the members of the board, saying their job is very, very important, more than they realize.

Mr. Bishop then presented the land use map he has been working on, and said everything is tied in together. He indicated the legend in the corner of the map, indicating where he has spotted in color two or three items.

Mr. Wickins then said it was his opinion about 8 or 9 years ago, that residential area couldn't be excluded from industrial or commercial areas. Since that time, there have been cases where it can be done. If there is a master plan, the courts will uphold it now. You can't do spot zoning. You can zone a certain section commercial or industrial and exclude from it residential, allowing no one to build a house. It would have to be in the zoning law, and this can't be done until there is a master plan.

Mr. Bishop said most towns start out by establishing a zoning ordinance based on a dimple map of the town, then they revise the ordinance. Right now there is a tremendous interest in revising ordinances and developing master plans. This gives the Planning Board a good reason for refusing an application on the basis of having planned another use for the land. This is an example to the Planning Board of their authority. He said the City of New York is toying with the idea of not permitting residential apartments over business blocks, which shows how they are thinking.

Mr. Bishop then presented a copy of the zoning map of the town, and pointed out the industrial areas, and where he had marked them accordingly on the land use map. He and the Board then discussed the areas indicated as commercial and industrial. Mr. Bishop stated there is a private air strip at the corner of Golden Rd. and Westside Dr. He has seen the plane, which is backed into a little hangar on the property. He suggested the Board look into this.

Mr. Wickins stated that is a violation of the zoning ordinance, being a commercial use in a residential area. The secretary was instructed to inform Mr. Lusk of this matter, and ask him to investigate. Mr. Bishop also mentioned several other instances, and Mr. Wickins informed him these were located before the zoning went into effect and nothing could be done about them. The conversation then covered cemeteries, riding stables, florists shops, schools, etc. Mr. Bishop said that on his map he has colored amusements parks on Scottsville Rd. for commercial, but they could be relegated to industrial. The whole area there is zoned industrial, but there are uses in there that might be permitted in a business area. Mr. Crow asked what the trailer camps were zoned. Mr. Bishop replied that in Fenfield, these are termed industrial. Mr. Brandt checked with the town map and said that on that side of Scottsville Rd., the property is zoned commercial. There are still some residences at the east end of Scottsville Rd. Mr. Bishop then covered Scottsville Rd. to the town line, and said that about concluded the land use. The map is not yet completed, and some revisions will have to be made. He stated that, in addition to this map of the existing land uses, they have taken a U.S.G.S. map and checked off the culverts, and have gone through and measured and have those noted. They have also taken a topography map, and taken an area such as Black Creek, and picked up the acreage to get some idea of the amount of water expected to come through there. They are ascertaining how many culverts are adequate or not, and how big they should be, which has taken a lot of time. In addition to this work, they have plotted the Black Creek area which will have sewers and water, also the cross-over of the throughway connection. They will be able to project that onto a highway map and show just about where it is going, but until it is approved by Albany, they can't be sure of anything. Mr. Wickins said he thinks it is definitely going through that area. Mr. Bishop said he hasn't been over to the State to get further information since last September when he was finishing up the existing land use map, but he feels now he could get a fairly definite statement.

Mr. Bishop stated that with the sewers, water, and throughway through the northern part of the town, we can expect an increase in building. He said Black Creek would constitute what might be termed a flood plane. The location of the water district means quite a bit of land south of Paul Rd. and south of Beaver Rd. that is low will be subject to periodic inundation. Some zoning ordinances take that into

consideration in setting up a flood plane area with the idea that nothing would be permitted to be built unless above a certain elevation. Some areas might not permit any building whatsoever. One thing they hope to pick off in the drainage survey, and one reason they have gone into it in such great detail, is they are trying to determine where the high water level is and how much land can be salvaged. Those are areas that need study. There is good residential area for future development south where the land is higher.

There was then discussion about the sewer district. Mr. Bishop has noted the various subdivisions now built, and mentioned the Wadsworth Subdivision of D. D. Davis as one that should be watched, as the drainage is not very good. Something for the future would be a map of the sewer district. He asked if, when the sewer district is established, any new house will be compelled to hook in.

Mr. Ireland replied people who have a septic tank will be allowed to use it until it needs repairs, then will be required to hook on to the sewer. New houses will have to use the sewer.

Mr. Wickins asked if the R. G. & E. property on Ballantyne Rd. between two railroads would be declared industrial, and Mr. Welkley replied yes.

Mr. Brandt asked what effect the throughway might have on the southern part of the town. Mr. Welkley replied Wheatland might spread up to meet Chili. The southern part of the town should be quite desirable for residential development, and the throughway shouldn't have too much effect.

Mr. Welkley asked if he would have any trouble getting the assessed valuation of the town, and Mr. Ireland said to see Mr. Mason, who is in the office every Saturday morning.

Mr. Bishop said he hasn't done anything with the water or sewer development on the plan. At this stage, he has most of the drainage areas completed. He said they probably ought to get the location of the school districts within the town of Chili. There was some discussion regarding schools in general. Mr. Welkley stated he would be unable to complete his population plan until the drainage plan is finished and the flood areas plotted. He asked where he could get information on the schools districts in the town, and was referred to Mr. Dye in the Education Building on State St. He then gave to the Board copies of his "Population of the Town of Chili 1830-1980", which is incomplete, and said this could be discussed at a later date after the Board has had time to read it.

Mr. Ireland informed him that a Planning Board meeting had been advertised for February 4, 1958. Mr. Welkley said that as that is only a week away, he would probably have no further information at that time. Mr. Ireland then said the regular meeting night of the Planning Board is the second Tuesday of each month, and he will see that Mr. Welkley is informed of the April meeting.

The Board then discussed the map of Westside Manor of Oliver Perry. Mr. Ireland stated there was a preliminary hearing on this map about a year ago, which Mr. Perry thought was an advertised hearing. Mr. Ireland informed Mr. Perry this was not so, and the map would have to be advertised. There were meetings planned for February 11, and February 18, but these had to be postponed. The Town Attorney had informed Mr. Ireland that the map would have to be re-advertised. This has been done, with the meeting advertised for next Tuesday, March 4, 1958. Mr. Ireland pointed out on the map the lots have a 70 ft. Back yard and a 60 ft. front yard, leaving 30 ft. for a house, as the lots are 160 ft. deep.

There being no further business to come before the Board, the meeting was adjourned.

June Yates, Secretary

PLANNING BOARD

March 4, 1958

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

Application of Oliver Perry, Stony Point Rd., for approval of West Side Manor Addition #3, including Iva Mae Dr. and part of Keith Terr., lots No. 300, 321, 323, 333, 335, 337, and 339.

After some discussion, this map was approved, all members voting in the affirmative.

There being no further business to come before the Board, the meeting was adjourned.

June Yates, Secretary

PLANNING BOARD

April 8, 1958

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

Mr. Ireland announced that Mr. Walkley, head of the City Planning Bureau, had been expected this evening, but had called Mr. Ireland and said he would not attend the meeting. He has been working on sewer easements and has not had an opportunity to do any more about the zoning.

There was some discussion regarding the re-zoning of the town and new maps which are being made. Mr. Ireland said that when the new maps are made, they will be only the recommendation of Mr. Walkley and Mr. Bishop, who are working on them. The Planning Board will then make any changes they think should be made, and then make recommendation to the Town Board. The Town Board acts without the vote of the people.

The Board then discussed a new zoning ordinance. Mr. Ireland said when the zoning ordinance was revised five years ago, C districts were done away with. The new ordinance was not retroactive. A variance has to be granted by the zoning board of appeals to build on 50 ft. lots which were laid out before the zoning ordinance.

The Board then talked about lots being taken over for back taxes. Mr. Walls said the city has foreclosed a number of lots and sold them for less than the back taxes if the person promised to build within a year.

There was no further discussion, so the meeting was adjourned.

June Yates, Secretary

PLANNING BOARD

May 13, 1958

The meeting was called to order by the Chairman, and roll was called with the following members present: Martin Brandt, Seldon Crow, John Walls, Frederick Bean, and the Chairman, Winsor Ireland. Also present was the town attorney, Ralph Wickins.

Application of Fred Jensen, 124 Chestnut Ridge Rd., for approval of addition #1 of Jensen Meadows, including lots #1 - #8 and lots R-15 and R-16.

Mr. Jensen did not appear. The Board studied the map, showing lots 80 ft. wide and 170 ft. deep. Mr. Crow said the lots seemed too small, and Mr. Ireland replied these are in a D residential zone, and the requirement is 80 ft. wide lots. The lots behind on the other side of Lonren Dr. are about 200 ft. deep. There is a piece taken out in one corner so the lot is only about 130 ft. deep, but if the lot was made wider, it would work out.

Mr. Brandt asked the requirement of the size home in a D zone. Mr. Ireland said 900 sq. ft. for a one story house. Mr. Brandt said there are some split levels in the neighborhood which had cost about \$16,00 or \$17,00 and what about that. Mr. Ireland replied in a D zone, the requirement is 950 square ft. for 1-story house, 650 sq. ft. for 2-story house, 750 square ft. for 1½ story house. The town has control of the size of the house, but not the cost. He said surface drainage is a big problem in the town, and they have got to make the subdivisions provide for proper drainage. The town doesn't have to take a road unless it comes up to specifications. If there is a ditch and the right culverts, the builder can't be made to put in another ditch.

Mr. Wickins stated that, in regard to the master plan, a drainage plan should fit in with every subdivision. Every question in zoning and planning has basically got to have a master plan. Even after having the master plan, if the Planning Board should look at the master plan and know a problem, they should have Lozier's come and tell them exactly what is necessary as far as ditches and so forth in the particular subdivision. Last year an item was put in the budget for the Planning Board to call on Lozier's.

There was then some discussion as to the ditch in the rear of the Jensen property. Mr. Wickins said that with these drainage problems, perhaps an easement could be provided for the town to come in and clean out the ditches and maybe charge the people \$1.00 or \$2.00 per year. This subdivision can't be done that way. You can't correct things which have been done, but you don't want to have them again. The Planning Board has unlimited powers. They can refuse to approve a subdivision for any legitimate reason. They can ^{have} advice like from Lozier's that a subdivision can't or should not be approved unless (some reason). The subdivider could then either put up a bond for this requirement or meet the requirement before the map is approved.

Mr. Walls said we can't do much about the past, but the present we can.

Mr. Wickins stated there should be a moratorium until the master plan is in. The time has come to let Lozier's advise the Planning Board.

Mr. Brandt said Mr. Jensen's map was made in 1928. Mr. Walls said you can't penalize a man, but new subdivisions should be done differently.

Mr. Brandt then invited the members of the board to a meeting of the Civic Men's Assoc. of North Chili two weeks from tonight at the North Chili Methodist Church at which Mr. Parrish will be the speaker.

Mr. Ireland said he had been going to have a special meeting of the Planning Board on that date, but ~~xxx~~ it could be put over to another night.

Mr. Wickins suggested that the Town Board be invited to the next meeting if the master plan is going to be presented.

Mr. Ireland said they could put the Planning Board meeting off to June 3rd instead of a special meeting. This would be one week ahead of the regular meeting, or they could wait until the regular meeting night on June 10th.

The Board then decided to reserve judgment until getting further information on the map of Fred Jensen. Mr. Ireland said this is a rough map anyway, and you can't tell where the ditch goes.

There was then some discussion as to adding on to the water and sewer districts. King Rd. is in the sewer district, but not in the water district.

DECISION OF THE BOARD:

Judgment was reserved on the map of Fred Jensen until the Board gets further information.

June Yates, Secretary

PLANNING BOARD

June 17, 1958

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

Mr. D. D. Davis was to have presented a revised map of Creekview Extension because of the proposed new free-way. Mr. Davis did not appear. There was some discussion as to the direction of the new free-way.

Mr. Walkley, Planning Consultant for Wm. S. Lozier Co., and Mr. Vernon Bishop appeared. Mr. Walkley presented the land use map he had brought in previously. He said this was a preliminary study of the areas needed up to 1980 for development of the town based on population predictions given about a month ago. The map was colored as follows: yellow areas for residential, blue areas industrial, red areas either existing or proposed shopping centers. Red is the commercial recommendation. Light blue industrial is floodable area. Mr. Walkley had also sketched in the location of the new free-way. He suggested leaving Paul Rd. residential and had a green line next to Paul Rd. for industrial area, carrying industrial out to Ballantyne and Beaver Rd. Mr. Walkley said the shaded areas on the map were proposed roads. He suggested these should be gotten on a map so that a subdivider would have to use that framework. The roads which are in now will be shown by dashed lines. He had started indicating school districts, but had trouble with the Wheatland-Chili district. The Rochester Gas & Electric Corp. property is shown in light blue circled by a thin red line.

Mr. Ireland said there is an area off Chili Ave. near Beaver Rd. which the Girl Scouts used to use for a day camp, but it was too far out. They had bought it, but were serving mostly Brighton and Penfield, so they sold it. It is commercial down to Chili-Scottsville Rd.

Mr. Walkley suggested that about 400 acres in that section, colored green on the map, could be used as a park. There is a lot of open land in there. Mr. Bean said he thinks Chili needs a park. Mr. Bishop said the town will need it more 10 or 20 years from now. Mr. Walkley stated they estimated the recreational needs of the town at one acre of playground and one acre of playfield per each 800 persons in the town. They figured on the future population growth, locating them in different areas to accommodate people in different sections of the town. These are colored in green on the map.

Mr. Brandt said the school had voted to give some land to the town for recreational purposes. They have developed a ball field up near the school.

Mr. Walkley stated they have kept everything north of Black Creek. There is a lot of flood area in the town down there. The bridges are high enough so that they never obstruct the flow of Black Creek. When flooding occurs, some areas become land-locked. The old Genesee Valley Canal is a barrier because of two arches over Black Creek. When he measured it, the water was high enough so that he couldn't tell what happens below the arch. If that could be opened up with a canal up there, a lot of usable land could be reclaimed. Kind of a marine land could be developed, with power boats, sail boats, fishing, etc., but it means dredging it out. The only other thing is that there might be trouble in the spring when the level of the Genesee rises, it might not take the water away quite fast enough. Little Black Creek by the stone arch under the railroad sometimes flows towards the river and sometimes from the river. Mr. Walkley thinks that Black Creek always flows out, but it might be necessary to have a flood gate and a pump. However, if a water level could be maintained in there, and the ditches and creeks be cleaned out, it would do a lot towards helping this marshy land. The Rochester Gas & Electric Corp., who are putting in a power plant, will have to do something. Also the sewage treatment plant is in an area subject to flooding. They will raise the ground around that, and something could be worked out in that area.

There was then more discussion as to the dredging and reclaiming of some of the land in the flood area. Mr. Walls said the Mt. Morris dam has helped a lot in improving the flood conditions.

Mr. Walkley then gave the Board a report in which he tried to project the town taxes based on the town population, not including R. G. & E. Corp. He also showed the Board a New York Central report on industrial areas, showing the Town of Chili, which corresponded with his industrial areas planned on the master plan map. Mr. Walkley said this area, in blue, totals roughly about 1000 acres. These industrial sites are bordering on railroads and not mixed in with the residential areas. The town has a good future for industrial development.

Mr. Brandt said there is a new supermarket opening on Buffalo Rd. next week with fixtures costing \$120,00 and \$80,000 worth of stock. He said the college has about 70 acres of property that was part of the college farm. Mr. Walkley said they should get a subdivider to plot it. He stated they figured the area need for future residential development up to 1980 on the basis of 100 ft. by 200 ft. lots. Mr. Bishop suggested the board set up a minimum lot size, such as 90 ft. by 175 ft. He wondered if there is a definite reason for not having a minimum lot size, and Mr. Ireland said he didn't know. Mr. Crow asked if a bit lot would be needed with sewers, and Mr. Walkley replied not necessarily, but with the new ranch type houses the width is more important than the depth. Mr. Bishop said some people like a big front yard and some like a big back yard. He asked if the board would like him to make recommendations on a larger size lot, and Mr. Ireland said yes, that he had recommended it the last time the zoning ordinance was revised.

Mr. Walls asked what size lots other towns have. Mr. Bishop said in his town of Renfield the minimum size is 100 ft. by 150 ft., then 100 ft. by 200 ft., then 200 ft. by 200 ft. He is a member of the Planning Board, and explained how they decided on their lot sizes. Mr. Walkley said he would like to see this board set up a minimum lot size of two acres in some sections to slow down development. Sometimes sections get pressure groups and the people want everything from the town. Mr. Ireland said as soon as we have sewers and water in the northeast section the price of land will go up, and the small developer will find it difficult to build there and would be going down into the lower part of the town. Mr. Bishop said the large lots would discourage building, which is what the town wants. Residential development should be kept as indicated by the yellow areas on the map.

Mr. Brandt said the Garlock property was subdivided years ago into 44 ft. lots, and he would like to see some way of making the lots double. Mr. Walkley replied they can't make retro-active lots. Mr. Brandt said these lots were on the books and filed in 1926. He asked if a builder has to meet a required square footage for building, what will happen when water and sewers go in. Mr. Walkley said if the map has been accepted, the lots can be used. Mr. Ireland said it seemed to him they are 60 ft. lots.

Mr. Bishop said at the north end of Gates along the railroad, there are two or three subdivisions for which maps were filed in 1915-18-23, with 50 ft. lots. Sometimes the county will foreclose on lots which have been left standing like that. Sometimes the town can hold off on issuing building permits. Mr. Bishop suggested that the town might work with a builder on these lots that are too small, and grant a variance for a lot size in between the small lot and the required sized lot.

Mr. Walkley said he could make this recommendation in his report, it would be a step in the right direction, and Mr. Ireland said he thought it should be done.

Mr. Bishop stated there is a trunk sewer running near the railroad, according to the ABC contract, which abuts the railroad right-of-way. It would be possible eventually to pick up areas on the other side of it.

Mr. Walkley then said in regard to industrial areas, they would like to open them up a little bit to allow more different types of uses, and add to the list now in the zoning ordinance, being a little more specific. He then read from the zoning ordinance regarding industrial uses. He said the town could add aircraft, bakeries, camera and photographic buildings, scientific instruments, pharmaceutical equipment, paper manufacturing, such as stationary. If the industrial list in the zoning ordinance is kept too limited, it might scare people off. He said he had been working in Geneva, and the only thing allowed there is a junk yard. He pointed out to them any person coming in would have to go to the Zoning Board of Appeals.

Mr. Brandt asked if any recommendation could be made so that if a person should want to build a home in an area adjacent to an industrial property, he could not appear in objection when the industrial area was developed. Mr. Walkley replied he would go even further. He suggested the industrial ordinance be changed to not permit any dwellings near the industrial areas. Mr. Ireland said the town attorney has said that can't be done. Mr. Walkley replied it can be done, and has been done in a lot of areas.

Mr. Brandt said there are 60 acres west of Attridge Rd. which some people wanted to buy to build houses. The town of Riga said they could get a permit to build, but they would have to sign an agreement that they would not raise any objections if industry came in.

Mr. Bishop said he thinks the industrial developer is entitled to some consideration. Industry isn't what it used to be. They don't have to depend on the railroad. They don't have to consolidate where the population supplies the labor. Industry now spreads out with large parking areas.

There was then some discussion as to enlarging the proposed industrial property by the Westshore Railroad.

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Mr. Brandt then asked if it was the prerogative of the Planning Board to recommend that the areas on the master plan be so designated. Mr. Ireland replied that the Planning Board would recommend to the Town Board that the map be accepted.

Mr. Walkley said he had sketched in the proposed new through-way after talking with a State man in Mr. Masucci's office. Part of it will be double highway with a 200 ft. mall in the center.

There was then some discussion as to changing the names of Beaver Rd. and Ballantyne Rd. Mr. Walkley then stated if they want to develop industrial property, there should be some buffer between the adjoining residential areas. He asked the Board if they generally approved of the map. Mr. Brandt moved they did approve. Mr. Walkley then said he would like to meet with the Board again before they have finished. It was agreed they would meet on July 8, 1958. Mr. Bishop said he might not be able to come. Mr. Walkley said they would like to make future lots south of Black Creek 200 ft. by 200 ft. Mr. Ireland replied everything outside the sewer district should be that way. Mr. Bishop said narrow lots give sanitary problems, which the town now has. Mr. Walkley stated everything will be pretty well worked out by July 8. They are keeping the south section residential. He asked if the board would go along with making all new subdivision lots 100 ft. by 200 ft. in the sewer district. Mr. Ireland replied he had made that recommendation, but it had been turned down. Mr. Walkley suggested it be at least recommended, and Mr. Bean agreed. There are already subdivisions planned with smaller lots, which would allow for moderate priced homes. Existing subdivisions can't be changed. Even if a minimum size is set up, all the builders will shave it as much as they can.

Mr. Brandt then moved that the meeting be adjourned. All members voted in the affirmative.

June Yates, Secretary

PLANNING BOARD

July 7, 1958

Roll was called with the following members present: Seldon Crow, Frederic Bean, John Walls, Martin Brandt, and the Chairman, Winsor Ireland.

Mr. Floyd Walkley appeared and presented maps showing the latest developments of the Master Plan. The board approved maps as submitted.

D. D. Davis applied for approval of revised map of Creekview Extension necessitated by appropriation of part of land on original plan by the New York State for west expressway. Plan includes a new turn-around and lots 75-80, 96, 97, and 128. Decision was reserved until discussion with the Building Superintendent.

PLANNING BOARD

July 15, 1958

Joint Meeting with Town Board
See Town Board Minute Book for
complete detail.

This was a joint meeting of the Town Board and the Planning Board. Members present: Seldon Crow, Frederic Bean, John Walls, Martin Brandt, and the Chairman, Winsor Ireland.

Floyd F. Walkley and Bradford Squires of Lozier & Co. presented the latest developments in the Master Plan, and the meeting was also attended by Mr. Barnes from the New York St. Dept. of Commerce.

PLANNING BOARD
August 12, 1958

PLANNING BOARD

August 12, 1958

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

In regard to the map of D.D. Davis, revised map of Creekview Extension, the Board approved of the new turn-around and lots 75-80, 96, 97.

The Board denied lot 128 because of insufficient width at the building line.

June Yates, Secretary

PLANNING BOARD

September 9, 1958

The meeting was called to order, and roll was called, with the following members present: Martin Brandt, Seldon Crow. Mr. Brandt served as acting chairman in the absence of Winsor Ireland, who was out-of-town.

Fred Jensen presented a map of Jensen Meadows Subdivision, Addition No. 1, showing lots 1-14 and lots R-15 and R-16.

Lots R-15 and R-16 used to face on Kuebler Dr., but they were changed to face Lonran Drive. Lots 1-14 were 80 ft. wide with plenty of depth, and lots R-15 and R-16 were 90 ft. by 150 ft.

Mr. Brandt stated he and Mr. Ireland had studied and discussed this map, and Mr. Ireland said he could see wrong with it, and voted for its approval.

Mr. Brandt then presented a Preliminary Lot Lay-out of Springbrook Extension owned by Roberts Wesleyan College. This showed the proposed future development of the college property of 70 acres, part of the old Hubbard Tract. This was drawn up in conjunction with the Master Plan of the town, and Mr. Brandt pointed out changes in lot sizes and layout that he proposed. There are 60 lots plotted, but they are interested in 40 lots right now.

There being no further business, the meeting was adjourned. The Board approved the map of Mr. Jensen, Mr. Crow and Mr. Brandt voting in approval. Mr. Brandt stated Mr. Ireland had given his approval when he discussed it with him.

June Yates, Secretary

JOINT PLANNING BOARD AND TOWN BOARD MEETING

September 22, 1958

A joint meeting of the Town Board of the Town of Chili and Planning Board was held on Monday evening, September 22, 1958 at 8 o'clock P.M. with the following members present:

Town Board	Supervisor	Thomas B. Steckel
	Councilman	Samuel S. Kent
	Councilman	Martin J. Wehle, Jr.

Planning Board Chairman	Winsor Ireland
Member	Martin Brandt
Member	Fred Bean

Also Present: Engineer *	Bradford Squire
Engineer *	Vernon Bishop

* with Lozier & Co.
Consulting

Engineer	Floyd Walkley
Director of	
Division of	
Economic Develop...	John H. Nixon
Dept. of Commerce..	Ralph M. Barnes

Also Present: A number of interested citizens

The meeting was called at the request of the New York State Department of Commerce to formally present the Master Plan of the Town of Chili as prepared by the engineers, Lozier & Co. and Mr. Floyd Walkley, consulting engineer, the plan being financed as follows:

Federal Funds	50%
State Funds	25%
Town Funds	25%

Total cost of project \$5,000.00

The plan was formally presented to the Supervisor by Mr. Nixon, after which the plan was reviewed and discussed at length.

Meeting adjourned by the Supervisor.

Johanna Horstman,
Secretary

PLANNING BOARD

October 14, 1958

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

Application of Oliver Perry for approval of plat map addition to Westside Manor Subdivision located on west side of Union St. between Buffalo Rd. and Ivamae Dr.

The map showed Slate Dr., Ivamae Dr., and Keith Terr. The property adjoins Springbank Dr. Subdivision. Mr. Brandt said that Keith Terrace comes right into the shopping center and asked if a road could be dedicated that comes right into private property. Mr. Ireland replied he wouldn't think so, but perhaps they could swing Keith Terrace around with a turn-around in the shopping center. This is just a preliminary map. Mr. Perry is getting one street approved at a time. A turn-around has to be 100 ft. in diameter.

Mr. Brandt said a main street like Union St. is 90 ft. wide. The houses should be set back far enough so that when the street is widened there will be no trouble.

Mr. Ireland said the question is what to do about streets in a new map. There are no plans for putting sewers in these streets, such as Ronnie Lane and Keith Terrace. The people in the sewer district will be assessed for sewers. Mr. Oberlies has said the board should apply to the Sewer Authority for them to design sewers for new streets and have them put in according to that design. The question is what to do in the meantime. Mr. Ireland said the town attorney hasn't the answer either, and the engineer referred him to the sewer authority.

Mr. Brandt said by the time houses are built on these two new streets, the sewers will be in.

Mr. Bean said the board should find out where they stand on this question, and Mr. Ireland replied no one has the answer.

Mr. Crow asked how the sewer project is financed, and Mr. Ireland replied every piece of property in the district will be taxed \$36.00 per year per dwelling unit. Vacant land is assessed \$1.00 an acre in the district. If a house is built, it is deducted from the total acreage. When these people buy these houses with no sewer in the street, the only way they could be assessed would be on an acreage basis, 1/4 acre of land \$.25 per year. They couldn't be charged \$36.00 per year when there is no sewer.

Mr. Brandt asked if some way couldn't be devised for additional funds. Mr. Ireland replied the builder could deposit \$5.00 per foot for 100 ft.; \$500 per lot divided between one on each side. The builder could deposit \$250 and add it on to the cost of the lot and onto the cost of the house. The point is there is a period of time between when the houses are built and the sewers are put in. There are about 50 lots in this piece of property. Ivamae Dr. is approved and mostly built on, and they can't make the builder do anything, but something should be done about the other two streets, perhaps putting up a bond.

Mr. Brandt asked how the law reads relative to after the sewer district is put in. Mr. Ireland replied a person is allowed to use his own disposal system until it needs repairing. Mr. Brandt asked about cleaning out a septic tank and Mr. Ireland that would come under the heading of repairs.

Mr. Brandt said the Planning Board is put on the spot and should make a proposal to the Town Board relative to these new subdivisions. Mr. Ireland said the only thing they can do is to recommend to the Town Board what they think should be done.

Mr. Ireland then presented a map of a re-subdivision of Keddick Acres on the northeast corner of Buffalo; lots K-24 and K-25 on Sunnyside Lane. He said the side lot line had to be moved over 10 ft. because of a mistake by the surveyors. Both houses were built before the mistake was discovered.

Mr. Brandt moved that the map be approved, Mr. Crow seconded, and the motion was carried.

Mr. Brandt then presented a Preliminary Lot Lay-out of Springbrook Extension. He said this could connect with Union St. or Buffalo Rd., depending on how many houses will be added. He said he would like to have the board see the way the property is laid out with a tentative approval. He will then turn it over to some realty company. The Board studied the map, and Mr. Ireland said they should figure out how to get a road in. Mr. Brandt said there is room enough for a 60 ft. road and still have a 60 ft. setback for a house. There are five acres around the top of the hill. The developer suggested a park area and a play area. Pleasant St. will be extended. There was some discussion as to where the street could be put. Mr. Brandt said the map isn't really accurate, just a preliminary drawing. He would like to put in a road and sell off lots. He spoke of proposed roads in the master plan, and Mr. Ireland said those are only recommended.

Mr. Brandt said if the map as presented is satisfactory, he can turn it over to Mr. Wickins to dedicate the road and deed part of the land to the town.

Map of Extension of Parkway dated Sept. 25, 1958, drawn by William Larsen, was approved as presented. There might be a difference in street lay-out. Mr. Ireland said the land should be surveyed to know the exact lot lines. The Board again discussed the street and where it should be located.

Mr. Ireland then presented the Planning Board members with copies of the master plan. He said the Board will have to make recommendation to the Town Board to accept the plan as is or to recommend any changes that should be made, such as lot sizes. After that, there will be a public hearing.

The Board then called a meeting for October 23, 1958, in Mr. Brandt's office to discuss the master plan.

DECISIONS OF THE BOARD:

OLIVER PERRY - Map of addition to Westside Manor Subdivision located on the west side of Union St., between Buffalo Rd. and Ivamae Dr., was approved as to street layout and lot size, pending clarification of arrangement for a turn-around at the end of Keith Terrace.

The Secretary was instructed to write a letter to the Town Board recommending that before building permits are given, some arrangement be made for installation of sewers in proposed streets.

June Yates, Secretary

SPECIAL PLANNING BOARD MEETING

October 23, 1958

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

A committee from the Children's Convalescent Hospital, headed by Mr. G. Rolfe Scofield, Jr., attended and asked approval to build a new hospital building on 40 acres of property on the west side of Scottsville Rd. just north of Brook Rd. The project was unanimously approved by the Board, and a recommendation to that effect will be made to the Town Board.

The remainder of the evening was spent in a discussion of the new Master Plan.

June Yates, Secretary

REGULAR PLANNING BOARD MEETING

November 11, 1958

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

Map was presented of lots 7 and 8 of the Riverdale tract, showing a consolidation into lot R-7, being 100 ft. by 200 ft. This fronts on Scottsville rd. between Greyson Rd. and Jemison Rd.

Mr. Brandt moved that the map be approved, and all members voted in the affirmative.

Map was presented of the Riverdale tract, showing a consolidation of lots 9 and 10 and A into lots R-9 and R-10. Lot R-9 is 120 ft. by 200 ft., lot R-10 is 130 ft. by 200 ft. Lots fronting on Scottsville Rd.

Mr. Brandt moved that the map be approved, and all members voted in the affirmative.

Map was presented of Blk. F. Riverview Gardens, showing consolidation of lots 26 and 27 into lot R-27, being 100 ft. by 120 ft., facing on Alfred Avenue. There is water in there, but no sewers. Mr. Ireland said the area is in D zone which requires lots 80 ft. wide by 155 ft. deep. This lot is 120 ft. deep. With a 60 ft. setback, 70 ft. rear yard setback, there would not be enough area for a house. However, it would be possible to get a variance from the Zoning Board of Appeals to build. This is in the sewer district and they should be able to get permission when the sewers are in.

Mr. Brandt moved that the map be disapproved as it does not meet the ordinance. If they want to apply for a variance, they can. All members voted in agreement.

Map was presented of a Survey of the Property of the Town of property Chili at the corner of Chili Ave. and Scottsville-Chili Rd.

Mr. Ireland stated the map does not need to be stamped, it can be filed by the town as is. Mr. Ireland moved that the Town Board be asked what they wanted to do. Motion was carried.

Map was presented of Don Heffer, Real Estate Agent, and Stanley Paul, builder, who bought the Lorschefer farm on the north side of Paul Rd. A portion of the property in the rear corner was sold to Mr. Zuber for a horse pasture. Map shows lots 1 and 2, 90 ft. by 160 ft. There is a house on the property adjoining which is being remodeled for selling. There was some discussion by the Board as to how lots could be laid out on the property with provision for a road. Mr. Brandt said he would like to see a map showing how this would be done. Mr. Ireland said there have to be four houses before a map can be called a subdivision. This is in an E residential zone with a 90 ft. width requirement.

Mr. Brandt made a motion that the Board refer the map back to the builder for more complete plans for the entire parcel. All members voted in the affirmative.

Mr. Brandt stated he had been approached by Nothnagle Realty Corp. to sell 20 acres of the college property for building multiple unit housing, the money to do the building to be put up by the Metropolitan Life Ins. Co. The homes would sell for \$9,000 or \$10,000 and be built side by side and back to back. The College Board said they don't want that kind of housing out here. Mr. Brandt said he would like to know how this board felt about it. Mr. Ireland said it would be a suburban sium. The Planning Board members said they were against it.

The Planning Board then finished up the evening with a discussion of the Master Plan.

June Yates, Secretary

PLANNING BOARD
 Special Meeting
 November 19, 1958

This was a special meeting of the Planning Board, held Nov. 19, 1958, at 7:30 P.M. at 268 Archer Rd. Members present were: Frederic Bean, Seldon Crow, Martin Brandt, and the Chairman, Winsor Ireland.

Mr. Stanley Paul present map of property on the north side of Paul Rd., showing lots 1 and 2, being 90 ft. by 160 ft., on November 12, 1958. This was stamped on November 13, 1958, by the Planning Board.

The board finished reviewing the master plan and voted unanimously to recommend adoption except for three minor changes as follows:

Under "General Recommendations" on page 29 - first line, change 100 ft. to 200 ft., and again on line three, change 100 ft. to 200 ft.

Page 30, Section 3, cross out 750 ft. and leave 1000 ft.

There being no further business, the meeting was adjourned.

June Yates, Secretary

PLANNING BOARD
 December 3, 1958

On this date, the Planning Board met with the Town Board and discussed what builders should do between now and the time the sewers are in. Also present was a man from Lozier and Co.

PLANNING BOARD
 December 9, 1958

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

At this meeting, the Planning Board discussed the proposed new procedure for the board to follow on prospective subdivision between now and the time the sewers are installed.

June Yates, Secretary