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PLANNING BOARD

February 16, 1960

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

Mr. Ireland present map of Wesley Moffett Jr. property on the east side of Archer Rd., between Paul Rd. and Chili Ave. The section proposed for building was outlined in blue, showing part of the property they wish to develop.

Mr. Brandt: Is there any rule about coming in from Chili Ave. and building so many houses?

Mr. Ireland: They will probably go the whole works at once, and put in a road from Chili Ave. and have turn-around at the end.

Mr. Brandt: What is the law?

Mr. Ireland: If there are any houses at all, a turn-around is required. They are trying to keep the sewer as much as possible in the street. In new developments the sewers will be put right down the streets.

It was the suggestion of the Board that it might be a good idea to insist on an opening in the back of the property to get into Buttarazzi's adjoining property. It was also mentioned that one of the streets was 2000 ft. long without a break.

The map was not up for approval, just to be looked at by the Board.

Mr. Westbrook and Mr. Schallmo appeared to speak with the Planning Board regarding sidewalks in the town. A large sum of the school budget in the past year was spent for transportation for the school children. It was the opinion of a committee formed that a large part of this expense could be done away with if sidewalks were provided in the new subdivisions and also on some of the main highways. They also suggested that perhaps a pulling off place for the school buses could be provided along some of the main highways.

Mr. Brandt: Could this Board make a recommendation to the Town Board suggesting any new developments such as along Chili Ave. or Paul Rd. be required to install sidewalks?

Mr. Ireland: We could. However, a short piece of sidewalk isn't going to do anybody any good unless they really serve a purpose.

Mr. Schallmo: It was also suggested that deadend streets were a nuisance.

Mr. Ireland: We don't like dead end streets either, but sometimes there is nothing we can do about it with some property.

Mr. Westbrook: These are some of the things the committee brought out and thought it would be a good idea to talk over with the Planning Boards.

Mr. Ireland: We will be glad to think about them. The time to get the sidewalks built is when a subdivision is built, but the builders are screaming now with the water mains and the sewers. Also a sidewalk plough would be required.

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

June Yates, Secretary

PLANNING BOARD

March 8, 1960

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

There was some discussion regarding a swimming pool ordinance. The ordinance of the Town of Brighton was studied. Mr. Ireland said this would not be part of the zoning ordinance, but would have to be written up as a separate ordinance. Some of the things to be considered would be distance from lot lines, distance from house, drainage, safety, filtration and chlorination. The Health Dept. would have control of the chlorination. Pools would have to meet with the State Sanitary Code. Mr. Strassner is also a member of the committee to draft a swimming pool ordinance.

Mr. Brandt: When are we going to adopt the Master Plan?

Mr. Ireland: There is a committee appointed for revising the Zoning Ordinance, but there hasn't been a meeting yet. The old ordinance will have to be revised before they adopt the Master Plan.

There being no further discussion, the meeting was adjourned.

June Yates, Secretary

Planning Board

April 12, 1960

The meeting was called to order, and roll was called with the following members present: John Walls, Martin Brandt, Frederic Bean, Selden Crow, and the Chairman, Winsor Ireland. Also present was the Building Inspector, William Davis.

Application of John and Eva Hanrahan, 99 Ballantyne Rd., for approval to combine lot 39 and part of lot 40 into one lot known as R-39.

Mr. Crawford and Mr. Dobbs appeared to represent Mr. Hanrahan. Map was presented to the Board. Mr. Crawford said Mr. Hanrahan wishes to combine lot 39 and the north half of lot 40 into one lot, to have it under one assessment. The County has assessed \$36 per lot for sewers. This parcel would be 103 ft. across the front, 200 ft. across the rear, 150 ft. deep on one side, and 195 ft. deep on the other side.

Application of John Klossner, 1317 Scottsville Rd., for approval to combine lots 26 and 27, Block H, Riverview Gardens, to lot R-26.

Mr. Crawford and Mr. Dobbs appeared to represent Mr. Klossner and presented map, showing property on Chester Avenue. Mr. Crawford said the purpose of all these applications is to have the lots under one assessment on the tax roll. When the sewers go through, there is no reason why they can't build on these lots, as it will eliminate the septic tank conditions.

Application of Douglas A. Miller, 179 Ballantyne Rd., for approval to combine lots 18 through 25 inclusive, Block GG, Riverview Gardens, to lot R-20.

Mr. Crawford and Mr. Dobbs appeared to represent Mr. Miller and presented map. This would combine 5 lots into one lot, making a pie-shaped parcel at the corner of Ballantyne Rd. and Gilman Ave. It would have to be re-subdivided to get a building permit.

Application of Frank Nicisio, 364 Carter St., for approval to combine lots 21 through 23 inclusive, Block HH, Riverview Gardens, to R-22.

Mr. Crawford and Mr. Dobbs appeared to represent Mr. Nicisio and presented map, showing lots on Fricker Ave.

Application of Abraham Vandermallie, 1749 Scottsville Rd., for approval to combine lots 1 through 11 inclusive, Block C, Riverview Gardens, to lot R-6.

Mr. Crawford and Mr. Dobbs appeared to represent Mr. Vandermallie, and presented map. Mr. Crawford stated this does not include lot 10. He said these should have been combined years ago because the buildings cover more than one lot. The house is on lot 1 and the garage and driveway are on lot 2.

Application of Dorothy T. Hodges, 1725 Scottsville Rd., for approval to combine lots 1 and 2, Block A, Riverview Gardens, to lot R-1.

Mr. Crawford and Mr. Dobbs presented map. Mr. Crawford said the house is located on lot 1 and the driveway and garage are on lot 2.

Application of Dominick Pana, 1741 Scottsville Rd., for approval to combine lots 6, 7, 24, and 25, Block E, Riverview Gardens, to lot R-24.

Mr. Crawford and Mr. Dobbs presented map.

Mr. Crawford: These are four lots being combined into one. I assured Mrs. Pana that later if she wanted to sell part of this, she had a perfect right to sell it. This gives a parcel of 24,000 ft. The lots are on Harold Avenue.

Application of Frank Logana, 1741 Scottsville Rd., for approval to combine lots 1, 2, 9, 10, 22, and 23 Block B, Riverview Gardens, to lot R-2.

Mr. Crawford and Mr. Dobbs presented map. Mr. Crawford said they have been here about 18 or 20 years.

Application of Ralph Hotchkiss, 31 Hubbard Dr., for approval to combine lots 35 and 36 Springbank Heights, to lot R-35.

Mr. Hotchkiss appeared and presented map. He said he is doing this for assessment purposes, the same as the others. He stated the house sits on lot 35, within 5 ft. of lot 36, which is all in lawn and garden.

Application of Francis A. and Gladys I. Strauss, 14 Hubbard Dr., for approval to combine lots 51 to 54 inclusive, Springbank Heights, to lot R-52.

The Board studied the map. Mr. Brandt said he thought there were houses on two of the lots, and would like to take a look at the property before doing anything about it.

Application of Arthur J. Wusnick, 1365 Paul Rd., for approval to combine lots 3, 4, 5, and 50 ft. right of way into present farm property.

Mr. Wusnick presented a map and said lots 1 and 2 are sold. He can't sell this for residential now, because of commercial properties around it. This fronts on Union St., and is about $3\frac{1}{2}$ acres. This would be done for purposes of assessment, as he is assessed for three lots now.

Application of Charles S. Glidden, 4358 Buffalo Rd., for approval of King Road Subdivision, Section 2, being part of lot 105 John Smith Allotment, Township 2, range 1, Town of Chili, consisting of lots 16 to 21 inclusive.

Mr. Glidden and Mr. Rod Leland, from Loziers, presented maps. The lots are 90 ft. wide, by 175 to 171 ft. deep. There is a drainage easement between lots 18 and 19.

There was then discussion as to the drainage of this property in that area. Mr. Ireland and Mr. Dungan, Town Engineer, felt this was a problem which would have to be considered. Mr. Leland said they could get the Board's recommendations and have another hearing in a month.

Application of Rosange Homes Inc., 3304 Chili Ave., for approval of Chili Meadows Section 1, being part of lot 125, Township 2, range 1, Town of Chili, consisting of lots 1 to 10 inclusive.

Mr. Golisano presented a map of the whole subdivision and a map of the proposed section. Property is fronting on Golisano Rd., with a temporary turn-around constructed, which would eventually run to Garden Dr., which runs east into Chili Ave. The lots are 100 ft. by 200 ft., and the houses will hook into the sewer when it is completed. Mr. Ireland said they would have to show on the map the proposed water mains and the distance to existing water mains. They will have to see Lozier's as to the size of the mains.

Mr. Dungan: Do you have a general topography map for these lots?

Mr. ~~McGee~~ of ~~Lozier's~~ presented a topography map.

Mr. Dungan: Do we have a copy of this map on file here?

Mr. McGee: There should be one. If not, we will send one up to you.

Mr. Ireland: The layout of lots and size of lots are o.k. You will have to show temporary turn-around on your map. Also proposed water main. It is your responsibility to put in the sewer. You will have to find out from Lozier's the size of proposed sanitary sewer and show on the map. The sewer district will put sewers in existing streets, but it is up to you to pick it up from there.

Mr. McGee: Could that map be filed in the County Clerk's office?

Mr. Ireland: No, it has to go through the County Health Dept.

Mr. Dungan: Would it be possible to show your topography?

Mr. McGee: Yes.

Mr. Ireland: You will have to show individual wells for the water supply unless you don't plan to build until water is available.

Application of Francis A. and Gladys I. Strauss, 14 Hubbard Dr., for approval to combine lots 51 to 54 inclusive, Springbank Heights, to lot R-52.

No one appeared to speak on this application. The Board studied a map of the property, combining four lots into one.

Mr. Brandt: I thought there was a house on two of the lots. I would like to take a look at this property before we do anything about it.

DECISIONS OF THE BOARD:

It was the decision of the Planning Board to approve the following applications all members voting in the affirmative: Frank Nicisio, Arthur J. Wusnick, Ralph Hotchkiss, Frank Logana, Dominick Pana, Dorothy T. Hodges, Abraham Vandermallie, Douglas A. Miller, John Klossner, John Hanrahan.

Decision was reserved on application of Francis A. and Gladys I. Strauss until the Board can go down and take a look at the property.

Charles Glidden - A new map will be presented at a future hearing.

Mr. Golisano, Rosange Homes, Inc. - A new map will be presented showing temporary turn-around, proposed water mains, sanitary sewers, individual wells, and topography.

June Yates, Secretary

PLANNING BOARD

May 10, 1960

The meeting was called to order, and roll was called with the following members present: Selden Crow, Martin Brandt, Frederic Bean, John Walls, and the Chairman, Winsor Ireland. Also present was the Building Inspector, William Davis.

Application of James P. Nichols, 45 Chester Ave., to combine lots 5, 6, 7, 8 and 9 into lot R-7 Chester Avenue.

Map was presented by Mr. Bissett, father-in-law of Mr. Nichols. He stated this would combine five lots into one, 250 ft. by 120 ft. The five lots are 50 ft. wide. The house is right on the center lot.

Application of John R. Bissett, 34 Jameson Rd., to combine lots 10 and 11 Chester Ave. and lots 31 and 61 Jameson Rd., into lot R-31.

Mr. Bissett presented a map of the property, showing two lots in the front and two lots in the back. This is the Riverdale Subdivision.

Application of Ralph Troutman, 31 Greyson Rd., to combine lots 50 and 354 into lot R-40 Greyson Rd.

Mr. Troutman was represented by Mr. Crawford and Mr. Dobbs, surveyors, who presented maps of the property. These two lots are in Riverdale and were bought separately, one 41 ft. and the other 50 ft. They would be combined into one lot 91 ft. by 274 ft.

Application of M. Clark Palmer, 2 Tarrytown Rd., to combine lots 50 and 53 of Chestnut Ridge Acres and a parcel of land in the rear as described in deed recorded in Liber 2214 of Deeds, page 51, into lot R-52.

Mr. Crawford and Mr. Dobbs represented Mr. Palmer and presented maps of the property. One lot is a land-locked lot in the rear in the back of all the houses on Tarrytown Rd. This parcel is 4.63 acres, with altogether over 5 acres in the whole parcel.

Application of John Wildey, 78 Fenton Rd., to combine lots 1 and 2 Fenton Rd. into lot R-1.

Mr. Wildey was represented by Mr. Crawford and Mr. Dobbs, and presented map of the property. They wish to combine two lots 55.03 ft. wide.

Application of Norman J. O'Brien, 16 Harold Ave., to combine lots 16 and 17 into lot R-16 Harold Ave.

Mr. O'Brien presented map of the property. Combining the two lots would make a lot 100 ft. by 120 ft. There is already a house on lot 16.

Application of Frederick G. Nace, 31 Names Rd., to combine lots 7 and 8 into lot R-8 Names Rd.

Mr. Nace presented map, and stated he wished to combine lots 7 and 8 into lot R-8 on the south side of Names Rd., making a parcel 191 ft. by 223 ft. There is a house on lot 8.

Francis Strauss then appeared in regard to his application of April 12, 1960, on which the Board has reserved decision. Application was for approval to combine lots 51 to 54 inclusive, Springbank Heights, to lot R-52. The Board had checked the property and there is only one house on it. Mr. Ireland informed Mr. Strauss the map has been approved and stamped and were given to Mr. Hess.

Mr. Ireland then informed the Board he had gone over Mr. Glidden's King Road Subdivision with the Town Engineer, who wrote a letter making the following recommendations as to the property: The final fill should be placed on lots #18 and #19, and these finish contours should be shown on the map.

A suitable rip-rap wall should be placed directly opposite the King Road culvert on the far side of the ditch and shown on the map as diverting this flow from lot #18, along the ditch to the new creek bed running between lots #18 and #19. Rip-Rap should also be placed at the

northeast creek corner in lot #19 to similarly protect the fill in that lot. This should also be shown on the map.

The new creek bed showed many large puddles of standing water. The creek bed to the rear of the subdivision property should be cleaned out and deepened if possible so that standing water does not occur on subdivision property. Because this creek bed is so flat, this should be done for at least 500 ft. to the rear of the subdivision.

A storm drainage easement should be provided the town for this creek property to the rear of the subdivision. This easement should allow the town to clear this creek bed in the future as the town sees necessary.

Letter signed James O. Dungan, Consulting Engineer. The secretary was instructed to forward ~~the~~ a list of these recommendations to Mr. Glidden.

DECISIONS OF THE BOARD:

Approval was given by the Planning Board to the following applications:

James P. Nichols, 45 Chester Ave.; John R. Bissett, 34 Jameson Rd.; Norman J. O'Brien, 16 Harold Ave.; Frederick G. Nace, 31 Names Rd.; John Willey, 78 Fenton Rd.; Ralph Troutman, 31 Grayson Rd.; M. Clark Palmer, 2 Tarrytown Rd.; Francis I. Strauss, 14 Hubbard Dr. All members voted in the affirmative.

June Yates, Secretary

MINUTES

Meeting held May 24, 1960 of Planning Board,
Town of Chili, N.Y.

A meeting of the Planning Board of the Town of Chili, New York was held May 24, 1960 at the Town offices, 3235 Chili Avenue.

Present:

Mr. Winsor Ireland, Chairman
John Walls
Frederic Bean
Selden Crow
Martin E. Brandt

Also Present:

Ralph Wickens, Town Attorney

The meeting was called to order by Chairman Winsor Ireland at 8:15 P.M.

Legal Notice appearing in Rochester Times-Union announcing Public Hearing of the Planning Board to be held this evening to amend the Building Zone Map of the Town of Chili by changing from E residential to A industrial certain properties listed in such notice was read by secretary.

Mr. Ireland: At this time I would like to call on Mr. Stewart to come up and speak for petitioners.

Mr. Stewart: Mr. Chairman, members of Planning Board, Mr. Wickens. As you might guess, I am an attorney. I practice law in Rochester and live in Churchville. I represent one of the petitioners here, John Zuber. Naturally I am here to urge his cause and to urge Planning Board of Town of Chili to recommend to Town Board areas set forth in notice be rezoned Industrial. As you all may know further, Bausch & Lomb has options on property read off in notice and I assume if this land is rezoned industrial, Bausch & Lomb will exercise their option and will purchase land and as I understand it, they will build a manufacturing plant somewhere on this acreage. I do not represent Bausch & Lomb and do not know much about that Company except by reputation and all I can do is set forth few facts for Planning Board and, of course, later on I assume, Town Board will have this matter before it. At the outset, it is my belief Town of Chili has golden opportunity to get within its border fine industrial complement. You all know something about Bausch & Lomb. Any plant they would build in this Town would be in nature of light industry. That is reason recommended. I do not have to tell you people importance of industry to community. All are aware of taxes you pay and are going to pay in the future. It is truism manufacturing plants pay good taxes and no children to send to school. A few years ago a man in Rochester predicted in next ten years school tax rate in suburban communities would go to \$100. per \$1,000. assessed value. They have been going that way and I think man is correct. I think they will continue to go that way. I think further, if Chili brings in some industry like Bausch & Lomb it will establish good precedent. We have seen in this very area good industry follows good industry. Habid went into Webster, now Lawyers Coop. following that company into Webster. I know Webster seeking more industry. For example like industrial plants good, beautiful and attractive along Miracle Mile in Henrietta on Jefferson Road. I think those plants are credit to that town and undoubtedly they are helpful. That is about all I have to say. I represent petitioner, as I said at outset, and it seems a good industry is interested in tract of land which seems amenable to industry. I think it is golden opportunity for people of Town of Chili. I do not live in Town, I am a stranger. You may say, easy for a stranger to say, but I am saying it. Thank you.

Mr. Ireland: Is there any one representing any of the other petitioners here? Any of the other petitioners themselves who have to speak for this? Mr. Hunt? Mr. Bill Zuber?

Mr. Zuber: I think Mr. Stewart presented petition very well.

Mr. Hunt: I am very much for it. I will be glad to rebutt anyone I can who are against it, but nothing to say now.

Mr. Ireland: I think it is in order to ask representative for Bausch & Lomb if he would like to say anything.

Mr. Day: Yes, I would like very much to say something. I am Charles Day, Vice President of Bausch & Lomb, in charge of operations at Bausch & Lomb, and present Mr. John Harvey, Superintendent and Mr. Kennedy of Nixon, Hargraves, . If the area is zoned industrial we are very much in favor of it too and I hope Mr. Stewart's prediction regarding \$100. assessment for school taxes does not come true, we will have interest in that also. We plan a one story building, as the newspaper account stated, 200 to 250 ft. rectangular, with office structure in front. We will be set back from road probably although at moment do not know where plant will be. Having survey made of acreage to see where most advantageous to put plant without moving loads of dirt. No plans with reference to other buildings at the moment. On this project, do not know what future will be, hope we will expand, or have to add to it. At St. Paul we are hemmed in, we have no land which limits any expansion. Expansion in the future we hope will be probably in this area. The operation moving out is spectacle frames or light machine work, likely punch press, which makes little noise which will be blanketed. We are interested in welfare of employees. We will blanket and sound proof area involved. There will be no smoke nor noxious fumes. No difficulty in that. Be back off of Paul so we will have room to maneuver in future. We are surveying property. At moment do not know where plant will be. Are in preliminary design phase are not certain of final design, undoubtedly it will be aluminum sided building such as Schlegel plant on Jefferson Road. Will concentrate on landscaping to make it an asset. I will answer any questions, if there are some, if I can. Do you have any, Mr. Ireland?

Mr. Ireland: Guess I was most concerned about the set back. Our zoning ordinance states industrial must set back 100 feet minimum, but I really feel it would be better if it set back further. I gather from you it will.

Mr. Day: I mention future as to what we will build, and in future we would like, if possible, to have restrictions to be no less than 100 ft. 100 ft is certainly satisfactory, certainly no less than 100 ft. if that is possible. Do any other members of Board have any questions?

Question: This will be landscaped, and so forth, Mr. Day?

Mr. Wickens: Sufficient off street parking?

Mr. Day: A few more will drive than at the moment, although public transportation is planned. We will have land scaping, parking areas in back or sides, not sure yet, but will be plenty of parking.

Mr. Ireland: Any one who asks questions, please give name and address.

Mr. Burgess: 436 Paul Road. I was wondering whether we are talking about master plan which, apparently has not been approved. Also there seems to be buffer zone as being advantageous to residents across street, which is where we are. I was wondering what opinion of plan.

Mr. Ireland: This buffer zone was 200 ft., with a parallel road behind it which was supposed to remain residential, but we found that industry does not want to set behind row of houses, they want to sit where clear view of road. Is that feeling, Mr. Day.

Mr. Day: Yes, I think I would not want to see the back of industry.

Mr. Burgess: You mean actually that would be a set back, guaranteed set back?

Mr. Ireland: It is a guaranteed set back of 100 feet. They must according to zoning ordinance. I assume this will be landscaped.

Mrs. Brauch, 520 Paul Road: I think it should be back a little further.

Mr. Ireland: Well, some people may think it should be, but actually

according to our zoning ordinance, we can only require 100 ft. They may see fit to set it back further.

Mr. Wilcox, 516 Paul Road. On this 100 ft. set back, does that include grass and shrubbery in front and road or does that not include grass and shrubbery?

Mr. Ireland: There is 100 feet from edge of highway, from edge of right of way in from pavement.

Mr. Wilcox: From edge of road of center of road?

Mr. Ireland: From edge of road.

Mr. Wilcox: Does that include if they have road in front? Does that include the road or just the grass?

Mr. Ireland: If they have road in front of plant that is on their own property. That would be part of the 100 ft.

Mr. Wilcox: I suggest they should have 100 ft. of grass or shrubbery and then their roadway. Town specification is 60 ft. even 20 ft. there is still only going to be about 60-80 from roadway.

Mr. Ireland: They will be 100 ft. from edge of road regardless of how wide.

Mr. Wilcox: I mean road in front of their building road will be at least 20 ft. That will be 60 ft.

Mr. Ireland: They may not build road in front, but whatever they want to put on their own frontage. If they want road and grass O.K.

Mr. Wilcox: Are they going to put 9 ft. fence in front of this building?

Mr. Day: We plan no fence.

Mr. Wilcox: Kodak does.

Mr. Day: We plan none.

Mr. Smith, 7 Janice Drive: This master plan you talk about, does this include scattering industry over all Chili so we get lost in maze of factories? It seems to me the first thin edge of wedge has now appeared in residential areas. We will all be peering into somebody's workshop. I did not come here to live to see this happen. I would like some assurance, and others feel this way, we are not going to be widely encroached upon.

Mr. Ireland: In regard to your question about the spotiness of zoning industrial zone over all the Town. There are certain areas in different parts of the Town which are designated on master plan for industrial and they have been spotted around town, to try to get equal amount in each school district. We want relief on school taxes. If they located all in one school district it would not be fair to other parts of town. That is reason that industrial zones have been located in different parts.

Mr. Smith: If this was so and you have master plan, why alter it.

Mr. Wickens: It is not being altered. This property was part of the property under the master plan that the experts said should be industrial. Master plan has been adopted, but in order to change zoning to conform there will be hearing before Planning Board and before Town Board to officially change it to industrial as recommended by master plan and if you will look at map, the experts tell us this territory was recommended as being industrial.

Mr. Smith: I have not been here very long, but this is going to be strictly adhered to? I have seen this happen before in other places, some industry comes along sees land, ceases land, for it it is rezoned. You must agree some people have other consideration besides industry. It is unfair to residential areas to put factory in middle of it.

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Mr. Wickens: That is why we had master plan, so that people will know where it is possible, but also any industry interested in coming here can come take a look and come to that area.

Mr. Smith: This is fixed plan then?

Mr. Wickens: I do not suppose any plan is fixed to 1980. I cannot say as to that but that is plan. We had many from Federal Government and State Government and high experts who told where industry should locate, etc.

Mr. Smith. Thank you.

Ben Sleight, 574 Paul Road: I would like to know what are West limitations of master plan as defined, Mr. Ireland.

Mr. Ireland: You mean the western most industrial?

Mr. Sleight: No, on Paul Road.

Mr. Ireland: On master plan it comes up just short of Janice Drive, Janice to Archer then up to Paul. I do not believe the way it is on master, I think you would cut across Janice. Since Janice has been brought in there I think probably this industrial zone will stop short of Janice.

Mr. Smith: Good point, shows it going right through my house.

Mr. Ireland: Any one else who has question?

Mr. Mair, Shrubert Lane: How much of buffer zone are you going to keep from Janice Drive?

Mr. Ireland: We are getting off of our subject, of course, even getting on to discussion of master plan. This area we are speaking of tonight ends at the western boundary of John Zuber Farm which is next to Carriage House and that is quite a way from Janice Drive. The Carriage House is in between too. This is the only portion we are talking about.

Question: You are not rezoning anything west of Carriage House?

Mr. Ireland: No.

Question: You have option on several pieces of property. I do not suppose you will commit yourself you are not going to use all this property?

Mr. Day: We do not know yet. We are taking surveys. I am not trying to be evasive.

Mr. Sleight: We have mile from east limit to west limit, none of this has any more than original farm dwellings on it and Bausch & Lomb is not going to occupy all this. I think that it may be true we are not here to discuss master plan, but I think before any intelligent answer can be given to whether we want Bausch & Lomb plant on this property has to depend what buffer zone, how far in coming east, somewhere in neighborhood of 17 new homes within last few years are going to be very close. Might not object to present situation. I do not object to it if I can have assurance across from my house. I think you will find that attitude of everyone.

Mr. McKague, 24 Janice Drive: I would like to submit names of people on Janice in opposition on that site. (list of names handed to Mr. Ireland, - on file with minutes) We feel this site is too close to area. We feel another area could do just as well.

Mr. Shemanski, Janice Drive: Living on Janice Drive I feel I am concerned. My chief object was to find out what is going on. Appears to me we are doing this on piece meal. Bausch & Lomb want land, it is before Planning Board. We decide this specific section, what is going to happen to remaining area. As Mr. Stewart stated it, industry will follow industry. This means more will come. I do not want them in my back yard. As you yourself have stated, way it is shown on master plan this industrial zone covers half of Janice Drive. Something is obviously wrong. I would like to suggest rather than make any specific

allowances or rezoning for Bausch & Lomb the overall picture be considered and brought up so that we, the residents, know exactly where we stand.

Mr. Briner, 431 Fisher Road: I do not know why these people on that tract are so worried about Bausch & Lomb. I have 30 acres across road from there. There is roughly speaking 3 farms between your piece and west line of Bill Zuber's farm. What and where Bausch & Lomb would pick to set their factory and their office building, I think would be a great improvement over what you have there now. You all know what the Miracle Mile looks like, it is a credit to any town. We all know our school taxes are getting out of hand and we do need this added revenue to help pay for them. At the same time, Bausch & Lomb is going to bring us bus service out in this area which you have no chance of getting now and as far as the master plan is concerned, I think the experts know quite a little more than us laymen where industry and commercial property should be, that is their business. We are getting excited, a little bit too excited over residential property in relation to bumper zones and everything else. I think the Town with our 100 ft. set back from road edge, which would give 133 ft. from center Paul Road, with nice office building and would be a great improvement over this area and I as one tax payer would have to go on record as very much in favor of this factory.

Mr. Shemanski: Perhaps you did not hear, I am not against Bausch & Lomb moving in this area, I would like to have someone pay--we should know as group where Town going before starting on piece meal basis.

Mr. Briner: I figure leaders of our Town know where they are going to.

Mrs. Pudup, 330 Paul Road. I know where Town was heading for. I wish I knew. We are asking for rezoning for industrial here, yet we do not know where Bausch & Lomb are going. Mr. Hunt is going to make part of his place a rubbish dump. I am very much interested in knowing where town is going.

Mr. Hunt: I have no request to make rubbish dump on my property.

(here heated argument re: rubbish dump ensued until order brought)

Mr. Ireland: I would like to say, in relation to where the Town is going, this is the specific reason why we had master plan made, so that we would know where we are going and would let people know. This is part of area designated for industrial on master plan. All of this piece we are rezoning is included in area designated on master plan.

Mr. Burgess: Constant reference has been made to experts on this master plan which we certainly hope not too bad. It did for this bumper zone, so therefore, I would suggest that the Planning Commission keep this in mind that the experts thought this was wise and you think it wise to protect residential groups around. I am not against nice building, I am sure. The experts have said it, why not have more than 100 feet.

Mr. Smith: I again refer to master plan. It seems to already have gone astray inasmuch as we have had our houses built in middle of industrial. How did they work out this. Can we be assured it will not cause us trouble in future?

Mr. Ireland: Unfortunately, Janice Drive was built after master plan was started but before it was finished. Sneaked that street in before planners knew about it.

Mr. Day: Mr. Ireland, I would rather not get in matter about other area, let me thank you for letting me speak. I will sit down.

Mrs. Hobson, 424 Paul. If factory does go out there is it going to be 3 shifts?

Mr. Day: Plan on one, possibly two, not three, be two, yes, certainly one but not full second shift.

Question: What is heaviest machinery.

Mr. Day: Jack press machine mostly 45 ton jump press. about 4 of this

size. Most of our equipment very light, what we call mailing machine.

Question: You are going to stick to frames.

Mr. Day: yes, sun glasses and protective goggles.

Question: My point, are you going to stick to frames.

Mr. Day: We have no other plan besides this.

Tuey, Scott Lane: Who are the authors or designers of this master plan?

Mr. Ireland: Wm. S. Lozier, Consulting engineers in Rochester.

Rotzentayen, Janice Drive: Lot of talk about about industry to help offset our taxes. Are there figures as to how much of help is this?

Mr. Wickens: Not binding Bausch & Lomb or the Town, their plans are not entirely complete for factory, building, contracts, etc. but my guess would be from what I know of it will be in vicinity of million assessed value.

Mr. Ireland: This would be approximately assessment of 200 homes, no children going to school.

Mr. Nowack, Chestnut Ridge. I, unfortunately, happen to be chairman of Gates-Chili School Planning Department. If any one is interested in it why did it have to go on Paul, I have map of Gates-Chili Central District putting up industrial. We are going to try to figure how and where we can put industry. (Here Mr. Nowack read a speech he had prepared to convince people why should allow B & L to come in -- Speech attached to minutes)

Mr. Shemanski: I think that was admirably done. His own views, but I think a bit of fancy. As far as I am concerned, I would like to know some facts. You say we are not to discuss master plan, but it has crept in because it has been violated. As far as I am concerned, I am unalterably opposed to voting this project in until I know where we stand

Mr. Ireland: What do you mean, where we stand?

Mr. Shemanski: I want to know what limits are. If some one wants to buy various property, C.H. Brauch that are going to be, ~~across~~ ^{across} from 30 or 40, ~~houses~~ ~~xxxx~~ around me right next to Janice, I think all of which have been built in last few

Mr. Wickens: Might I say probably some people have misconception of master plan. It was prepared for a guide for the people of Chili, the town Planning Board, the Town Board. It cannot be put into effect by just adopting master plan. As each property comes up there has to be hearing before Planning Board, Planning Board makes recommendation to the Town Board, then the Town Board by recommendation can change any of this property, can change from residential to industrial by each piece of property. In this particular instance four pieces of property can all be in same property. Does that answer question? When you talk about Jacob's property, the Jacob's property, I do not see how we could say at this time that they would vote it industrial. They will probably never zone it industrial unless an application made and public hearing. They must do it by law.

Mr. Klinger, 532 Paul Road. May I ask the men from Bausch & Lomb any way they can control traffic coming to and from the plant. Will it not be run up and down Paul Road or Marshall and endanger lives of children?

Mr. Day: Certainly I imagine increased traffic. Traffic changes will almost certainly be needed. We must get to work and in to some way.

Mr. Klinger: What I had in mind, some possibility of putting in road in back of plant to reroute:

Mr. Day: Up to state or town, not Bausch & Lomb. We understand there

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will be a western feeder which probably will be used in connection with inner loop which may handle the side road but I am not in position to know.

Mr. Shemanski: What happens now. some are opposed, some for it.

Mr. Ireland. Seems to be case.

Mr. Shemanski: Specifically, we that are opposed, what can we do further.

Mr. Ireland: The Planning Board will take into consideration pro and con, seem to be a good many opposed and a good many for it. I would judge from appearances on both sides how we would determine how many are opposed or not, it is not proper thing for vote or show of hands.

Mr. Shemanski: Could you tell us when final decision made?

Mr. Wickens: You understand Planning Board only recommends to the Town Board. Town Board has to have hearing, that is state law.

Mr. Ireland: Ten days notice more before Town Board. It cannot be decided tomorrow night.

Mrs. Burgess: I am quite concerned about buffer zone. They thought 200 feet was ideal. I feel industry is necessary for tax problem in community I would like to ask Mr. Day if Bausch & Lomb would object to having 200 rather than 100 ft.

Mr. Day: Frankly yes. 100 ft. depth times width of property means quite a few acres, means investment that does no good at all, it means maintenance of that property also reduces usable portions of your property which comes to fairly good size all perfectly willing and desirous of a reasonable stretch about 100 ft, 200 is just double.

Mr. Wickens: In regard to buffer zone, I know at time planners did recommend, did it from different viewpoint, thought of farmers, if they were not allowed to sell off their frontage to relieve their tax burden and build homes on it.

Spon, 300 Paul Road. In Henrietta, how far set back on Jefferson.

Doc Andrews: 80 feet in most instances.

Mr. Ireland. As I recall quite a good setback. I would have thought it was more.

Erom back: I have worked on site of a few, not too many have road in front, some back 150 to 200 feet.

Doc Andrews: I own land, about 200 acres, familiar with all property. Made survey and took actual measure. You will find most in 80 ft. zone.

Mr. Ireland: Any other residents on Paul Road would like to say on this, one way or other? I think we have heard from quite a few in area. Any one else to say anything?

Mr. MacNamara, 316 Paul: Nothing to do with Bausch & Lomb, I would like some assurance from Planning Board, Town Board, Town Attorney, anyone at all that we will restrict roadside taverns, these little beaneries that crop up alongside of factory. They certainly detract from surrounding properties and as I say, it has nothing to do with Bausch & Lomb. I would like some assurance from you people. Janice Drive is worried about 1/2 mile. Bausch & Lomb probably will be directly across from my house and good chance I will have industry to north. That is all I am interested in right now, joints.

Mr. Ireland: I am sure we all agree with you, I would like to say none of property change is destined commercial. We would certainly not rezone a small piece for a restaurant or beer joint. It is spot zoning and frowned on. I cannot see any of that sort built in area. I am sure Bausch & Lomb plan is some cafeteria.

Mr. Day. Yes, cafeteria serviced from our main plant.

Mr. McKay, Janice Drive. We are probably 1/2 mile from this, but how many employees will work there.

Mr. Day: To begin 750.

Mr. McKay: If a third drive their cars 200 or 300 come down within area. Does the Town anticipate widening Paul Road.

Mr. Ireland. Not a town road.

Mr. McKay: To accomodate this traffic jam will there be chance of taking some of the property on Paul to widen it?

Mr. Ireland. I think we should face the fact that Paul Road will eventually be widened.

Mr. Wickens: But it is a state road. It is in State's plan, but as to when it will be done---

Mr. McKay: The earlier major industry, the earlier it will be.

Mr. Ireland: We must face fact will increase traffic on Paul Road and as load increases I think undoubtedly the road will be widened. Any one else?

Mr. Nowak: Mr. Day, do you have any idea which way will run bus?

Mr. Day: I do not know

Mr. Nowack: I get to a lot of these meetings, always this pro and con which is good. I would like very frankly and earnestly to ask question. What is there about this buffer zone that it always comes up? What is there about building a plant 100 or 150 feet that is so objectionable to the people who live across or down the road? I would like across from me in all sincerity, I think it would not make any difference to me. Why do you not want a plant? When it is verywell kept why is it so objectionable?

Mr. Smith: I have lived in places where it has been very sad to see encroachment of industry which was once residential area, consequently creation of slum area. This is what is in back of many peoples mind when they think of industry. Many people are living in suburbs because they escape and simply do not want to be trampled by some redskinned industrial camping on our doorsteps. I think this is what is in people's minds.

Geo. Sable, 925 Paul. I happen to be prejudiced because I work in Bausch's. Knowing business I would not have any objection to moving across from me. Nicest industry, cleanliness and type of work, no smoke nor fumes nor soot. As much neatness as possibly can.

Question: This is not against Bausch & Lomb, but question of assurance, a question that maybe cannot be answered. Mr. Day, do you know about expanding plant? How much more do we make 40 prices instead of 20? How much farther is it going to go? Where does it end.

Mr. Ireland: I cannot, can Mr. Day?

Mr. Day: I think if I could I would be more than Vice President.

Mr. Ireland: I think fact Bausch will buy large piece of land undoubtedly indicates they plan to eventually build more than they have at present.

Question: Why is question that difficult, it is either light industry or heavy industry.

Mr. Ireland: What do you mean by heavy or light? Any industry which comes into Town of Chili must be industry allowed in zoning and that no heavy drills, similarly smoke industries allowed.

Question: Those are qualifications? I would like it stated definitely any industry would have to stay within that.

Mr. Wickens: 15 allowed outside in zoning ordinance of industry area, 16 any other industry, that has some amount of smoke or noise.

Mr. MacNamara:

Are there restrictions in the zoning laws, building code as to what type of buildings primarily in height. I am speaking overall. If they do build, Gleason or some other, will they be allowed to put up 2 or 3 story buildings?

Mr. Ireland: Any building which is built will have to get a building permit.

Mr. Wickens: I do not believe any restriction to height in our zoning law right now and have now committee of 15 men working on revision of zoning law.

Chairman of Zoning Law: Restriction now within mile in airport area.

Mr. Kelly, Madeira. In this connection I think I might say, Chili Fire Department as one factor has been very much concerned. This thought has been made known to the officials and the Committee who are now studying zoning law with idea of making it more amenable and I think they will probably take it under survey. Bausch now intend only 1 story building

Mr. Nowack: Just like to say the trend today in industrial plants is one floor. Only old buildings like old Bausch & Lomb more. Factories now one story or one and 1/2. I do not think we need be too concerned but should be in zoning ordinance.

Mrs. Wilcox: Could the Town give any assurance as to speed for safety?

Mr. Wickens: Only thing we can do is to petition the State and you know we do it most every Town Board Meeting. We get about one out of four but eventually that.

Mrs. Wilcox: Would it be up to residents?

Mr. Wickens: No Town Board will take care of it.

Mrs. Fichel, Janice Drive: Can school buses come down and back up Chili?

Mr. Ireland: Something up to school.

Mr. Bean: How many children live on this street.

Mrs. Fichel: In two years time I would say close to 35 children.

Mr. Bean: Will have to send bus down there special.

Mrs. Fichel: Now only about 4 or 5.

Mr. Bean: If you make noise, they will come down

Mr. Nowack: Contact Mr. Fish, Gates-Chili Central School District.

Mr. Ireland: If no one else wishes to say anything we will adjoin the meeting. Thank you all for coming. We are glad to get your recommendations. I am sure we will take all into consideration.

The open meeting adjoined the Planning Board convened and after discussing pros and cons and taking into consideration most objections from Janice Drive, which is about 1/2 mile away, and residents much nearer and adjacent to it not objecting on motion of Mr. Brandt, seconded by Mr. Walls, the Planning Board unanimously recommends to the Town Board, that Town rezone property in question to Industrial.

Respectfully submitted

Patricia Slack
Acting Secretary.

Minutes of Planning Board Meeting held June 14, 1960
at Town Offices, Town of Chili, N.Y. 3235 Chili Avenue, Rochester
24, N.Y.

Present: Winsor Ireland, Chairman
Selden S. Crow
John W. Walls
Frederic Bean

Also Present: Raymond Crawford

The following applications which appeared in Legal Notice posted
in Rochester Times-Union June 9, 1960 were acted upon with
noted decision:

1. Application of Raymond Callahan, 35 Chestnut Ridge Road to
combine account 1846-335 and 1847-200 into lot B Chestnut
Ridge Road.

No action inasmuch as no map rendered nor any person for
this account appeared.
2. Application of Donald Swarthout, 37 Chestnut Ridge Road to
combine account 1846-330 and 1847-100 into lot A Chestnut
Ridge Road.

Application approved.
3. Application of Charles S. Glidden, 4358 Buffalo Road to combine
lots 20 and parcel assessment 2052-200 and 117-505.

Application approved.
4. Application of Edward T. Kowalaski, 12 Harold Avenue to combine
lots 18, 19, and 20 Block B, Riverview Gardens into lot R-19.

Application approved.
5. Application of Henry Danelli, 119 Bidwell Terrace to combine lots
2 and 3 Block H Riverview Gardens into R-2.

Application approved.
6. Application of Howard J. Lamb, 338 Pal Road to combine lots
A and B Lamb property into lot R-AB.

Application approved.
7. Application of Raymond J. Marrow, 15 Lester Street to combine
parts of lots 102 and 103 into R-102 Ballantyne Acres.

Application approved.
8. Application of Barbara De Groot, 16 Jamison Road to combine lots
21, 22, 23 and 24 into R-21 and R-23 Jamison Road.

Application approved.
9. Application of Mary G. Faroone, 24 Irving Drive to combine lots
S-21 and S-22 Chestnut Heights Subdivision Amended #2 into lot
R-22.

Application approved.
10. Application of Louis B. Roy, 22 Indian Hill Drive to combine
lots 52 and 53 Creekview Subdivision into lot R-52

Application approved.
11. Application of Grace L. Matthews, 1829 Scottsville Road to com-
bine lots 68 and 69 Riverdale Tract into lot R-68.

- 12. Application of Salvatore J. Daleo, 294 River Street to combine lots 22 and 23 into R-22, Block H, Riverview Gardens.
Application approved.
- 13. Application of Grace L. Matthews, 1829 Scottsville Road to combine lots 79 and 80 into R-80 Riverdale Tract.
Application approved.
- 14. Application of Roy Brown to combine lots 3 and 4 Block T. Chester Avenue into lot R-3.
Application approved.
- 15. Application of Norman J. Weinreber, 29 Berry Lane to combine lots 9 and part of 10 North Chili Subdivision and parcel of land in the rear, tax account 2023-10 into Lot R-9
Application approved.
- 16. Application of Fred J. Harris, 53 Orchard Street to combine lot 8 and parcel tax account 122-400 into Lot R-8.
Application approved.
- 17. Application of George F. Embling, 5 Miller Drive to combine half of lot 30 and lot 29 into R-29, and combine half of lot 30 and lot R-26 into lot AR-26 situate in Chesbrough Park Subdivision.
Application approved.

Mr. Gollisano came before board with map showing storm sewer plans. Said it was under study by Lozier at present time, but Lozier had not as yet laid out plans for the tract. The layout of the suggested storm sewers and possibilities was discussed by Board and Mr. Gollisano, the size of drains, etc. Mr. Ireland said he would get the Town engineer and go over to the tract and take a look at it and see what they thought the best way to do. He said he would call them when he was coming and they would meet him there. Mr. Gollisano was asked what provision he had made for the connection to sanitary sewers. He said he did not show them as on some he would put leech beds to back and some in front as that would be most practical.

Mr. Ireland informed the Board members there would be another meeting of the Planning Board, Tuesday June 21st and they would meet with the Genesee Junction Home Owners Association.

Mr. & Mrs. William Wilcox appeared before Board with plans for subdividing their farm. They live on Paul Road. He has about 141 lots. He submitted his plan to the Board, and Mr. Ireland kept it to study it. He asked the Board's advice as to the layout and possible outlets. Said he had opposition to running road outlet into Sandy Mount Manor, but the Board agreed he must have outlet to Chili, there should not be bottleneck. Mr. Ireland said he would take Mr. Wilcox's plan and have copy made. Mr. Wilcox asked him to have about 60 made and he would pay for them. Mr. Ireland told Mr. Wilcox he would study the plans and call them.

Respectfully submitted

Patricia Slack
Acting Secretary.

PLANNING BOARD-SPECIAL MEETING -----June 21, 1960

The following members were present: Messrs: Ireland, Craw, Bean,
Walls and Brandt

Meeting called for purpose of discussing master plan and industrial zoning with a committee of the Genesee Junction Home Owners Asso. Said committee did not appear.

Approved map presented by Edgar Gould combining Lot 15 and 1/2 of lot 16 Hubbard Drive into lot R-15.

Remainder of meeting spent in consideration of roadway openings to be left between subdivisions proposed on existing on lands of Wesley Moffitt, Thomas Buttarazzi, Wm. Wilcox and Albert Gerwicks.

Winsor Ireland, Chairman of
Planning 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 3235 Chili Ave., Rochester 24, New York, on June 21, 1960, at 8:00 p.m. to consider the following application:

1. Application of Edgar Gould, 91 Hubbard Drive to combine Lot 15 and one-half of Lot 16 Hubbard Drive, Springbrook Heights Subdivision into Lot R-15.

All interested parties are requested to be present.

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

WINSOR IRELAND

T-U-1x-Thursday 6/16.

PLANNING BOARD

July 12, 1960

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

Application of Donald G. Yawman, 3668 Chili Ave., for resubdivision of lots 7, 8, 9 and 10 Brookview into lot R-7, being part of Lot 191 West Gore Fitzgerald Allotment, Township 2, Range 1.

Mr. Yawman presented a map.

Mr. Brandt: Is there a house on this?

Mr. Yawman: Yes. Second from the corner. Two lots to the west consist of dead land. Bierbauer cut a pont there. It is underwater sometimes. The lot to the west of this could be used, but I will never build on it. The lot 79 ft. wide does not meet the zoning requirements.

I would like to bring up something I mentioned on the phone to Mr. Ireland. I paid \$144 for 4 lot sewers. I was informed by the sewer people I could combine them. I came down to see Mr. Lusk, who wasn't here. I saw Mr. Entress, whom I have known for 20 years. He said to have it surveyed and come to him. I asked him to mark down a surveyor and also mark down the dead line, as I would like to try to sell these lots. He marked it down and I went by what he marked down. Instead of putting June 1st, he put July 1st. I got a lawyer. Mr. Entress said if the Planning Board said o.k., he would put this through this year.

Mr. Ireland: It is o.k.

Mr. Yawman: This means \$150 to me.

Mr. Ireland: You can pick the maps up at the office in a few days. Original is filed with the County Clerk's Office. I will stamp all your prints.

Application of Edgar Rose, Buffalo Rd., for resubdivision of lots 9 and 10 Springbrook Subdivision, and parcel in rear, being part of Lot 51 Township 2, Range 1, into lot R-9.

Mr. Rose did not appear, but Mr. Ireland showed the maps to the Board.

This land goes up near the back of the college property. There is no way of getting into the back part. There is only 144 ft. facing the road. There is a lot of waste space in the back. The only way to get to the rear section is through our property. He is building right in the middle of both those lots.

Application of S. F. Paul and D. E. Heffer for approval of lots Y and Z, south side of Paul Rd., part of Town Lot 3E, Pultney Tract.

Maps were presented. Mr. Paul stated this is a small subdivision of two lots 75 ft. wide. The adjoining lots are 90 ft. wide.

Mr. Ireland: The lots are deep enough but not wide enough to meet the zoning ordinance. I feel you ought to try to buy a 30 ft. strip from the adjoining property owner, Mr. Irwin. If he won't sell it to you, then you would probably have what is called a hardship case. If he won't sell, either have him call me or write us a letter to that effect.

Mr. Paul: I don't know what he plans to do with his property.

Mr. Walls: Does Mr. Irwin have land in the back?

Mr. Paul: Yes, 10 or 12 acres.

Mr. Ireland: The proposed road is all right where you have it located.

Mr. Paul: I will see Mr. Irwin tomorrow and let you know. The lots could be faced in the other direction.

No one appeared to speak on this application.

Frank Zuber appeared at this time to talk with the Planning Board.

Mr. Ireland: Mr. Zuber owns a piece of land on Archer Rd. between the railroad and where I live. It is a big field.

Mr. Zuber: Would you fellows be interested in looking at our agreement on this thing? I can show it to you. I have a copy right here.

Mr. Ireland: It's not really our business.

Mr. Zuber: This proposition was made out under conditions which have changed. It doesn't sound too sensible today. At that time, it sounded good. (Mr. Zuber showed said agreement to the Board). I want to give you a good idea of how he (Alfred Buttarazzi) intends to proceed. Within 6 years he proposes to develop the whole thing. Things have changed, but I have no power to change this proposition.

Mr. Ireland: If he proposes to develop the whole 37 acres, we could not approve it unless he goes into sanitary sewers.

Mr. Zuber: Last summer I talked with a State engineer, who was concerned about the cost of getting under that railroad. He said the cost would be approximately \$10,000. I have had lower estimates from others not in authority. I don't think Alfred is in a financial condition to meet a cost like that.

Mr. Ireland: If he develops 37 acres within 6 years, this means 100 to 150 houses right on the edge of the sewer district. It would be the height of foolishness to allow a development of that size right next to the sewer district.

Mr. Zuber: You don't know how big the families are going to be. If you get excessive water from bath and other uses, it may cause a lot of disorder. I never had cause to study that sort of thing, but I can see it. Since this agreement has been made, I have been thinking about it. Sewage is the only answer.

Mr. Ireland: In which case, the logical thing to do would be to start at the north end of the piece.

Mr. Zuber: Of course, there we have the railroad. On the other hand, he could get a good development started, and it wouldn't be too difficult to sell next to the railroad. Some main lines run right through Brighton in a high class section. There is not excessive traffic on that road anyway. The natural grade is toward the road. There is a little fall on the northeast corner towards the adjoining property.

Mr. Ireland: No only will the town not go along with that, neither will the County Health Dept. In building right next to a sewer district, they would insist the subdivision come into the sewer district.

Mr. Zuber: Well, I would like to have your consideration on this. I tried to contact Mr. Buttarazzi to day, but I couldn't manage to get in touch with him. This is my property. My boys work on the west side of the road and I work on the east side.

Mr. Ireland: I think Alfred should come in and talk with us about this.

Mr. Zuber: I know he will be glad to. I couldn't make contact today, and I just wanted to inform you what he wants to do. You can have it in mind. I will tell him I have been up and put sort of a petition in in his behalf.

Mr. Ireland: He would have to form an addition to the sewer district and put sewers in at his own expense. He could form a small addition at first, and not have to do it all at once. The Planning Board meets the second Tuesday of each month, and the next meeting will be the second Tuesday in August. If Alfred wants to see me before the next meeting, he can come to the office during the day.

Fred Golisano and Mr. McGee presented maps of Chili Meadows, Section 1, being part of town Lot 125, and stated they had Lozier's survey the property.

Mr. Dungan, the town Engineer, and the Planning Board studied the maps.

The following suggestions were made by the Board and Mr. Dungan: Leech fields should be designed for a minimum of 3-bedroom homes. Storm sewer should be continued for the length of the development and the temporary fail-out from this would go by gravity over to the storm water easement. Later on, the storm water sewer should be continued as the development progresses.

Douglas Benedict presented a map of Hillcrest Park, Section 5, 2725 Chili Ave.

Mr. Benedict: There are 38 lots on the south side of Hillcrest Dr., 90 ft. wide and 150 ft. deep.

Mr. Benedict then asked the Board for any suggestions or requirements in regard to this subdivision. Mr. Ireland said he would have to have a temporary turn-around of 60 ft. radius. at the present time, the zoning ordinance requires a 60 ft. front line setback, 70 ft. rear line setback, and 10 ft. side line setback. Mr. Ireland said he could get a preliminary approval from the Planning Board on the whole thing, which is for lot size, lot layout, and streets. If the sections were done separately, he would have to have a final map on each one, which would get the final approval of the Planning Board.

Mr. Benedict: At the August meeting, I could submit a plan for the whole thing plus a section map of the lots I want to record?

Mr. Ireland: Yes. You should delete on these maps the lots already built on.

Mr. Dungan then brought up the subject of storm sewers.

Mr. Ireland: Mr. Short, Mr. Dungan and myself one afternoon looked at places. We all felt some policy should be adopted by the Town in the matter of storm sewers. In short, we should require storm sewers in all future subdivisions.

Mr. Dungan: I was hired principally as engineer to take care of drainage problems. The fact is, urban people do not understand suburban living. They get stuck with standing water in subdivisions. We have to get rid of this and the answer is storm water sewers. These people don't understand they have to leave natural drainage courses open. If they have ditches, they have to maintain them right. Either they don't clean them out or they fill them in. The answer is to do away from ditches. When a small child drowns, then there will be trouble.

A letter was received by the Board signed by Milton Nowack recommending the Town adopt the requirement of storm water sewers in all subdivisions.

The secretary was then instructed to write a letter to the Town Board stating the Planning Board feels a policy should be adopted requiring storm sewers in all future subdivisions.

DECISIONS OF THE BOARD:

DONALD G. YAWMAN - application approved to combine lots 7, 8, 9 and 10 Brookview into lot R-7, being part of lot 191, west Gore Fitzgerald Allotment. All members voted in the affirmative.

EDGAR ROSE - application approved for resubdivision of lots 9 and 10 Springbrook Subdivision and parcel in the rear, being part of lot 51, Township 2, Range 1, into lot R-9. All members voted in the affirmative.

S. F. PAUL - Regarding map of part of Town Lot 3 E Pultney Tract, lots Y and Z, south side of Paul Rd., the Board recommended that Mr. Paul try to buy a 30 ft. strip of land from the adjoining property owner, Mr. Irwin.

June Yates, Secretary

PLANNING BOARD

August 9, 1960

The meeting was called to order, and roll was called with the following members present: Selden Craw, John Walls, and the Chairman Winsor Ireland. Also present was the Building Inspector, William Davis, and the Town Engineer, James Dungan.

Mr. Ireland presented a letter to the Planning Board from the Town Clerk, dated July 28, 1960, stating: "At a town Board meeting on July 20, 1960, it is resolved that, as recommended by the Chairman of the Planning Board, Winsor Ireland, it is hereby resolved that any subdivision plans hereby approved by the Planning Board must make provision for storm water drainage."

Application of Fred Golisano for approval of map of re-subdivision of lots 7, 8, 15, 16, and 20 previously omitted in Section 3 in Golisano Chi-Paul Gardens.

Mr. Golisano presented map.

Mr. Ireland: This was approved in 1958 by the County Health Dept., but was never filed and never approved by the Planning Board. It is now in for approval so it can be filed. The lots are all built on.

The correct numbers of the lots are: R-7, R-9, 15, 16, 20.

Mr. Golisano: I am working on developing the adjoining property, which will eliminate the turn-arounds on Ross Rd. and Golisano Dr.

Mr. Walls: If they are all in, there is nothing we can do about it.

Mr. Ireland: Fortunately, all lot sizes and streets meet the zoning ordinance.

Application of Fred Golisano for approval of re-subdivision of lots R-7 and R-9 into lots AR-7, AR-8, and AR-9, Section 3 of Chi-Paul Gardens.

Mr. Golisano presented map.

Mr. Golisano: There is a sewer line running through lot AR-8. There is room for a narrow house. I will be living in it myself.

Mr. Ireland: It is 100 to 1 you would never have to take up the sewer line, but you never can tell.

Mr. Dungan: There is 400 ft. of sewer line. The only reason you might have to take it up is you might break a tile building the house, or it might be broken by a heavy truck going around the house.

Mr. Golisano: There is 4½ ft. of re-enforced concrete.

Mr. Ireland: I discussed this with Mr. Warren of the County Planning, and he said he didn't see why this couldn't be done. It is none of our business.

Mr. Dungan: Any attorney acting for a purchaser should find out about it. It is not visible.

Mr. Walls: That devalues that property.

Mr. Golisano: It would be too expensive to move it over further.

Mr. Walls: Would the bank loan on that?

Mr. Golisano: As long as it met the requirements.

Mr. Ireland: As far as I am concerned it looks o.k.

Mr. Golisano: I am building a \$19,500 house, a full two-story colonial.

Mr. Ireland: You get the prints of both the maps and bring them to me and I will stamp them. We need six copies of each here.

Application of Alton S. Rowley, 73 Fenton rd., for approval of map to combine town lots 1 & 3 into lot K-1.

Mr. Rowley did not appear. Mr. Ireland presented map.

Mr. Ireland: Mr. Rowley has a house on one lot, and owns the other lot, and is joining them together. This will make a lot 190 ft. wide by 200 ft. deep. He just wants to reduce his taxes. The tract was built about 1938, before zoning.

(No numbers appeared on the map to identify the lots).

Mr. Ireland: I will see Mr. Rowley about getting some numbers on it.

Mr. Ireland: I have talked with Stanley Paul, who had an application before us July 12, 1960, for approval of lots Y and Z, south side of Paul Rd. He is going to turn the lots around to face on the side street, which will make them 90 ft. wide. I approved the one lot on the corner of

Paul Rd. and the side street, as he has a customer for this. It will be 90 ft. on the side street, 150 ft. on Paul Rd. The house across the street sets very close to the road. He can probably get a variance as to setback.

Michael J. Bingo, 364 Grantham Rd., appeared and presented a preliminary map of property on Beaver Rd. near Chili Ave. The property begins 1062 ft. from Chili Ave., turns and goes down to the creek, also adjoining property from Chili Ave. down to the center of the creek.

Mr. Ireland said that some of the lots which were 82 ft. wide would have to be 90 ft. as required.

The Board studied a topographical map of the area and found it to be very low in the rear of the property. Mr. Ireland said some of the land would be flooded by the creek in the spring, which would probably rise 5 ft. to 6 ft. He suggested Mr. Bingo get a preliminary topographical survey. He said there were two narrower lots which the Board might go along with, as Mr. Bingo was limited and it was a hardship case. However, the land in the rear is really a problem, as it is right at creek level.

Mr. Ireland: I will go down there with a sight level and take a look at this within a day or two. You can call me on Friday.

Mr. Bingo: I can do a topo on the rear myself.

Mr. Ireland: You might need a retaining wall.

Mr. Bingo: That is usually done by the buyer. That would be too expensive for me.

Mr. Ireland: There is no reason, if the map were re-arranged, why this couldn't be a subdivision, except for high water.

Mr. Dungan: Everything you do would have to be above high water. That is really flat land in there, and if the creek rises 5 ft. - 6 ft., it really covers acres and acres. You could take a look at the neighbor's house and judge from that.

DECISIONS OF THE BOARD:

Approved map of Fred Golisano of re-subdivision of lots R-7, R-9, 15, 16, 20, previously omitted in Section 3 in Golisano Chi-Paul Gardens.

Approved map of Fred Golisano of re-subdivision of lots R-7 and R-9 into lots AR-7, AR-8, AR-9, Section 3, Chi-Paul Gardens.

Approved ~~map~~ Alton Rowley's application to combine lots #3 and adjoining lot to the west on the corner of Fenton Rd. and Everett Dr. into Lot R-3.

June Yates, Secretary

PLANNING BOARD

September 13, 1960

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

The Chairman informed the Board he had received map of R.G. & E. property on Ballantyne Rd. and a check for \$7.50. Hearing on rezoning will be scheduled as soon as R. G. & E. supplies a legal description of the property.

The Chairman informed the Board of a visit by himself and Mr. Dungan, Town Engineer, to property at Chili and Beaver Roads, owned by Richard Ouweleen and Bruce Erbelding, and a subsequent meeting with Mr. Dungan, Mr. Ouweleen, Mr. Erbelding and Mr. Bingo, prospective purchaser of the property. The owners stated that only that portion of the property which lay above flood water in the spring is suitable for building. Mr. Bingo did not appear to be interested in the property unless it could all be developed.

The Chairman showed the Board the final map of King Rd. Subdivision Section 2, which was approved for filing.

A discussion was held concerning arrangements for sewage disposal for the two laundromats at North Chili.

Very

June Yates,
Secretary

PLANNING BOARD MEETING---OCTOBER 11, 1960

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

Mr. Gus Coccia, developer and Mr. Frank Maxson, engineer, appeared with a preliminary map of a sub-division of the Gaelens Farm on Fisher Road. Map showed a proposed 430 lots, and was discussed at some length.

The Board indicated that in general the layout of streets and lots was satisfactory, but asked that street openings be left on the south and west sides of the subdivision, definite locations to be decided after visiting the area.

Board also requested a third street crossing of the power line right-of-way which crosses the sub-division from north west to south east.

Winsor Ireland,
Chairman

PLANNING BOARD

November 15, 1960

The meeting was called to order, and roll was called with the following members present: Seiden Craw, John Walls, Frederick Bean, and the Chairman, Winsor Ireland. Also present were the Building Inspector, William Davis, and the Town Engineer, Mr. Dungan.

Application of Charles A. Clyde, 33 Jemison Rd., for approval of re-subdivision of lots 56 and 36 into R-36.

Application of Bernard W. Hart, 35 Jemison Rd., for approval of re-subdivision of lots 57 and 56 into R-56.

The Board studied maps of these lots, showing lots to be 75 ft. wide by 233.60 ft. deep. These applications were studied together, as each applicant is taking one half of lot 56, joining the half with his present lot and making this into one lot. The Board found no objections to the maps.

Application of Earl Hibbard for approval of subdivision known as Brennan Heights, situate west side of Coldwater Rd., being part of lot 56 John Smith Allotment, Township 2, Coldwater Rd. and Westside Drive.

Mr. Hibbard presented maps showing lots 1-4 and stated they are in the water and sewer districts.

Mr. Ireland: How about the storm water?

Mr. Hibbard: That goes both ways in the road ditch. Right now it doesn't look as though it will be wet there.

Mr. Ireland: Are you going to use wells at all?

Mr. Hibbard: I don't expect to. I built one just to use during construction. The lots are 466 ft. deep, but not deep enough to run a street in. If I put a street in the back, I would have to run water and sewers in there. For four lots it wouldn't be worth it.

Mr. Dungan studied the map and said he couldn't find any objection to it.

Mr. Ireland: As this is on a state road, you will have to go to the State Highway Dept. for approval.

Mr. Davis: I have written to the Highway Dept. two times now. I will need a letter of approval and he can go ahead with the whole thing.

Mr. Hibbard: I will have to send in a contour map of the lots.

Mr. Everetta appeared with a preliminary plan to an existing subdivision, three lots on Everett Drive off the bend of Fenton Rd., lots 1, 2, and 3.

Mr. Everett: This is an extension to the existing Hancock Subdivision. A neighbor is going to move his house because the house will be condemned by the Expressway going through. He is moving across the street.

Mr. Ireland: The turn-around will have to be a radius of 60 ft. instead of 50 ft. It has been increased to 120 ft. in diameter, because of the snow ploughs. I guess it will be increased again because of the school buses.

Mr. Everett: The children all walk up to Fenton Rd. for the school bus. The Western Expressway cuts off Westside Drive entirely. The house will be moved about 800 or 900 ft. on wheels.

Mr. Dungan then inquired about drainage.

Mr. Everett: I am putting in a storm sewer anyway. Those three houses will have a 6 in. storm sewer. This is not required, but I want it for my own protection.

Mr. Dungan: Where will it run into?

Mr. Everett: The normal watercourse. I am replacing 4 in. tile with 6 in. tile. It has always been tiled. It eventually goes into little Black Creek.

Mr. Ireland: When you get the final map drawn, you will have to have an advertised hearing on it, probably next month.

(Mr. Everett - 989 Westside Dr.)

There was then some discussion by the Board regarding having concrete gutters with the required storm sewers. This covered the use of other materials than concrete, the size of the gutters, etc.

DECISIONS OF THE BOARD:

BERNARD W. HART - Board approved application for resubdivision of lots #57 and #56 into R-56 on Jemison Rd.

CHARLES A. CLYDE - Board approved application for resubdivision of lots #56 and #36 into R-36 on Jemison Rd.

EARL HIBBARD - Board approved map of subdivision known as Brennan Heights, situate on the west side of Coldwater Rd., being part of Lot 56 of John Smith Allotment, Township 2, Range 1, town of Chili.

June Yates, Secretary

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PLANNING BOARD MEETING.....DECEMBER 13, 1960

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

A map of a proposed subdivision of the Weeks Farm at the south west corner of Coldwater Road and Chestnut Ridge Road was presented by Mr. Al Turner. Said subdivision consisted of 39 lots involving approximately 2000 feet of road and three turnarounds. The Board returned the map to the developer's engineer, Lewis Kohl, for revision. The board considered this too many turnarounds for such a small tract.

Winsor Ireland,
Chairman