

PLANNING BOARD

January 10, 1961

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The meeting was called to order, and roll was called with the following members present: Martin Brandt, John Walls, Selden Craw, and the Chairman, Winsor Ireland. Also present was the Town Engineer, Mr. Dungan.

Application of Francis R. Tacey, 1685 Scottsville Rd., for re-subdivision of lot 126 and parts of lots 127, 128, 129, 130, 131 in Ballantyne Acres Subdivision into R-126.

Mr. Tacey presented map.

Mr. Tacey: There is a dead end street in the back with a turn-around.

Mr. Ireland: The state bought the fronts of some of these lots for the Ballantyne bridge.

Mr. Tacey: I still want to maintain the boat livery. There is another bridge across Black Creek. Castle Inn and Radtke's place are coming out. The property west of the school will be taken for a playground, as the State will take the present playground.

Mr. Brandt: How much higher is the front than the creek?

Mr. Tacey: It all bears down to the creek. Last year the road was raised 42 inches, which put the lots way down.

The Board studied the map. No one appeared to speak on this request.

Application of Archie Everett for approval of Everett Drive extension, consisting of lots 1 and 2.

Mr. Everett presented a map.

Mr. Ireland: These are off the dead-end of Everett Drive. There is a turn-around now. They are going on through the turn-around and put in a new turn-around.

Mr. Everett: You have seen the preliminary map before. This is the final map.

Mr. Ireland: The sewer is in, and the water comes down to a hydrant. The Western Expressway is going across.

Mr. Everett: We are being cut off by the expressway. There is no access except from Trabold Rd. On the east side of Trabold Rd. is the Entress subdivision. Westside Dr. will be a bridge over to the throughway, with an interchange at Buffalo Rd. There is no grade crossing. Union St. has a complete cloverleaf. There are only these two lots. The rest is destroyed by the throughway. There is a 10 ft. easement for a storm sewer.

These will have to have the approval of the County Health Dept. No one appeared to speak on this.

Application of Albert Gerwicks for approval of Section 3 of Gerwicks subdivision.

Mr. Gerwicks presented a map. Also an overall plan.

Mr. Ireland: This is an addition to existing subdivision of Jacobson's, off Chili Ave.

Mr. Gerwicks: I will put the sewers in as soon as you approve it.

Mr. Ireland: Will the Sewer Agency let you do that?

Mr. Gerwicks: According to the Sewer Agency, as soon as I get approval, I can put them in. The only holdup was I wanted a man to come down and approve it. I will put in the sewers and deadends at Marcia Lane. Then tie in when the sewers come in. I will use septic tanks if I have to.

Mr. Ireland: How about storm water?

Mr. Gerwicks: There is natural drainage which eventually goes into Little Black Creek. It goes across Marshall Rd. in a big culvert. Drains to the east and then to the south, with a pipe across Marcia Lane to pick up the drainage. This is just for temporary approval. I am not asking for permanent approval. If it meets with approval, I will draw up a legal map. Mr. Gerwicks then explained the drainage of the property.

Mr. Ireland: The lots are all big enough.

Mr. Dungan: We are concerned about contours and drainage. If you have good drainage, it is one thing, if not, it is another thing. Is there standing water on the lots?

Mr. Gerwicks: There is no standing water on any of them. We have no water problems. This is the highest spot in the town of Chili. It is actually about 30 ft. to 50 ft. above everybody in the adjoining area. My property keeps right on going. I am going to follow the natural drainage all the way across.

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Mr. Crow: Is there more to be developed?

Mr. Gerwicks: Eventually. In 3 or 4 years. I have about 45-50 acres left.

Mr. Ireland: What about this street?

Mr. Gerwicks: I want to leave an opening for the street. It has nothing to do with the town right now. I will put sewers, water, and black top in and then dedicate the street to the town. This is the best spot in the town of Chili.

Mr. Ireland: We will let you know.

Mr. Gerwicks: I just need a temporary approval, then I will make up a legal map and then bring it up for final approval.

Map was then presented of re-subdivision of two lots, 5 and 6, on Sandy Mount Manor, property owned by Thomas Buttarazzi.

Mr. Buttarazzi appeared and presented an overall map.

Mr. Buttarazzi: The school up there has been remodeled. The sewer is going on the side where these lots are, on Adela Circle. The road doesn't have to be dug up. This will be lots ~~R-6~~ R-6 and R-5 into Lots R-5 and R-6, 80 ft. wide by 160 ft. deep. ~~xx~~ This will change the lots from facing north on Adela Circle to facing east. We have had variances on Paul Rd. and Adela Circle for 80 ft. wide lots.

Mr. Dungan: If you have sewers and water, there is no problem.

Mr. Ireland: Water and sewers are in operation there now.

Mr. Buttarazzi: By reversing the lots, we will add on 15 ft. There would be waste land if this wasn't done.

Mr. Ireland: This has not been advertised, so it will have to come up next month, and be advertised. The Planning Board can recommend to the Zoning Board that a variance be granted to allow 80 ft. lots R-5 and R-6 on Adela Circle.

There was then discussion regarding changing the name of the whole street to Adela Circle, as desired by the people living there. Mr. Ireland suggested the people get up a petition and bring it to the Town Board. If the name is changed, it should also be changed down at the County Clerk's office. Mr. Ireland said unless the big map is changed, the new map shouldn't be changed to read Adela Circle. I would put the old name on the new map, and let the people see about changing the name.

Mr. Buttarazzi: Only one house is on Kenner Lane.

Mr. Frank Breiner then presented a map of proposed re-subdivision of 6 Tract lot #116, owned by Frank and Dorothy Breiner.

Mr. Breiner: This is down off Fisher Rd., the Fisher Place, up toward the railroad. There are 25 acres, including my house. It is laid out according to the 15,000 sq. ft. new regulation. There are no lots less than 15,000 sq. ft.; some over but not less. They are all laid out so there is a 60 ft. setback on any curves or anything else. There will be water and sewers with natural drainage. The old Wicks farm is to the rear. The topography has been taken, and the streets are so designed as to go with the natural drainage. The contour shows on the map.

Mr. Ireland: We are concerned with storm water drainage.

Mr. Dungan: Is there any standing water?

Mr. Breiner: The only place there might be is towards Fisher Rd. We have to raise that. There are ditches at the side of the road, and a culvert also. The water used to back up from Little Black Creek before the Mt. Morris dam was built. The house will sell for \$16,500 and up, lots about \$3,000.

Mr. Dungan: Regarding the standing water and storm sewers.

Mr. Breiner: The lowest area is near the road. We will grade this, and there is a culvert under the road, and an open ditch over to Little Black Creek. The natural drainage is toward Fisher Rd.

Mr. Dungan: One thing we are really going to watch is standing water in any of these places. A sizable ditch is going to have a lot of water, which a child might fall into.

Mr. Breiner: A deep ditch is unsightly. If the ditch had to be too deep, we would pipe it if we had to.

Mr. Ireland: There will be more run-off in a subdivision, with roofs and driveways, etc. We will arrange to go down and look at this.

Mr. Breiner: There has always been an open ditch through the land. There is a ditch along Fisher Rd., a culvert under the road. Both go into Little Black Creek.

Mr. Dungan: I would like to look at it. I would hate to say carte blanche.

Mr. Ireland: We will leave it that we will be down to look it over. You can leave us a print.

Mr. ~~Turner~~ presented a map of proposed subdivision, being part of lot 33, Township 2, Range 1, Chestnut ridge Rd. and Coldwater Rd. Map showed 3 turn-arounds.

Mr. ~~Turner~~: We have an option on the property and it is about time to make a decision. I had this in last month. The problem was the cul-de-sacs. I took it back to the engineer. I investigated property to the south owned by Mr. Kaiser, who has just sufficient to take care of his own future plans. The only question is whether there is any change on the thinking on this. There is no difference in the plan since I was here last time. I have to make a decision as to whether to pick up the property. This is a narrow piece. Walt seemed to be stymied as to this layout. It is hard to work out.

Mr. Ireland: It is too narrow. Herb Short might not like it. There is an outlet on Chestnut Ridge and Coldwater Rds. There is one street, which has 3 turn-arounds on streets off it.

Mr. Brandt: Is there anything relative to fire protection, etc?

Mr. Ireland: This is not any worse than some other long streets with turn-arounds. He was going to develop it in three sections, one at a time. Water Mains run along Chestnut Ridge and Coldwater Rds.

Mr. Brandt: Would they bring the sewer in to the turn-arounds?

Mr. Ireland: Yes.

Mr. Brandt: What did Herb Short say?

Mr. ~~Turner~~: He said he wouldn't approve any more turn-arounds. I showed it to Mr. Lusk, and he said the same thing. They have enough trouble with the turn-arounds they have now, both from the school bus point of view and the ploughing point of view. The people have a fit because their kids have to walk 1/2 mile to the main street to a turn-around.

Mr. Ireland: You would have to form a sidewalk district if the people wanted sidewalks. This is zoned residential. The lots have to be 90 ft. wide at the building line.

Mr. ~~Turner~~: Is there any chance this could be re-zoned for any other purpose?

Mr. Ireland: Not for any other purpose than residential. It couldn't be commercial right in a residential area.

There was then considerable discussion as to how the layout and size of the lots could be changed so that the turn-arounds could be avoided.

Mr. ~~Turner~~: I don't want to buy the property without approval.

Mr. Ireland: You would have to get a variance if the lots were below the required size. The minimum of 90 ft. wide at the building line and 15,000 sq. ft. acreage has not been officially adopted yet. Presently it is 90 ft. at the building line, 60 ft. front setback, 70 ft. rear setback. There is a question whether, when this is brought in, it will come under the old or the new requirements. Why don't you get Walt to draw up a plan with a loop and show it to Herb?

Mr. ~~Turner~~: The adjoining property is self-contained, as far as I can see. Whether it would be feasible to consider it in future plans, I wouldn't know.

There was then discussion concerning the possibility of a road between this property and the adjoining property, with the possibility of their future connection. The property is about 550 ft. wide at the narrowest point.

Mr. Ireland: If there is variation in the size of the lots, the Zoning Board will have to act on it.

S.P. Spoleta & Son presented map of hamblewood Subdivision on Chili Ave. The lots are not wide enough.

Mr. Spoleta: I have provided a 50 ft. opening into Westside Dr. The people there don't want it. This will make a through street then.

Mr. Brandt: We ought to take a good look at the terrain there.

Mr. Ireland: There are no contours on this. Just a preliminary map. The lot line is Chili Riga Town Line Rd. This 50 ft. would be used as an outlet.

The Board was of the unanimous opinion to go along with the 50 ft.

Mr. Ireland: The lots have to be 90 ft. wide. They are laid out at 80 ft.

DECISIONS:

ALBERT GERWICKS: Decision reserved.

FRANCIS R. TACEY - Approved application to re-subdivide lot 126 and parts of lots 127, 128, 129, 130, 131 in Ballantyne Acres Sub. into Lot R-126.

ARCHIE EVERETT - Approved map of Everett Dr. extension, consisting of lots 1 and 2.

June Yates, Secretary

PLANNING BOARD

February 14, 1961

The meeting was called to order, and roll was called with the following members present: Martin Brandt, John Walls, Selden Crow, Frederic Bean, and the Chairman, Winsor Ireland. Also present were the Town Engineer, Mr. Dungan, and the Bldg. Supt., William Davis.

Application of Gillette Machine Tool Co., Inc. to rezone property as follows: (Mr. Ireland stated the following as the correct description of the property involved, not as stated in published advertisement, which is incorrect). Rezone from Residential to Industrial: Beginning at a point in Milstead way, being the intersection of the northerly line of property of Ralph S. Cochrane in Milstead way, thence northerly along Milstead way a distance of 557.18 ft. to a point, thence westerly a distance of 584.52 ft. to an iron pipe, then southerly a distance of 894.81 ft. to an iron pipe, thence southeasterly 67.03 ft. to the corner of property of Ralph S. Cochrane, thence northeasterly along the north property line of Ralph S. Cochrane a distance of 593.86 ft. to the point of beginning, being 8.106 acres.

Carl C. Tarricone, attorney, of Nusbaum, Tarricone & Bilgore, appeared to represent the applicant on this application. He presented maps and a drawing of proposed building.

Mr. Tarricone: At this time it would be appropriate to point out the individuals that consist of Gillette Machine Tool Co. I present Charles Gillette, father, and Frank and Howard Gillette, sons. They have been and are in the machine shop business conducted presently in Rochester off Jay St. You realize that isn't the best location to conduct a machine shop business. They have outgrown the establishment they now have. They are under contract to purchase the Weidner property, or a portion of it, to put a building on it. We have for the Planning Board a survey map made by Smith and Dunlap. We hoped to supply this sooner than this evening. Because of difficult conditions for the surveyors, we didn't get it. This is an actual survey of all the Weidner property on Milstead Way. We are purchasing all of that property. We took the liberty of contacting the property owners generally surrounding that property. We informed them we are planning on building a machine shop if the Planning Board saw fit to grant this. We asked them to indicate their willingness to have us come into the area with our machine shop, and all of them consented to it. We are engaging Mr. Tucker as architect, who has made the preliminary plans as shown. We brought this sketch before the Board to show we wish to make proper use of the property. There is ample area after the structure is completed for off street parking facilities. It won't be crowded. We are making full use of the land, and will have room for future growth if it becomes a possibility. If there are any questions on this, any one of us will be glad to answer them.

Mr. Brandt asked to have the property located for him.

Howard Gillette: This is off Paul Rd. way down almost off Scottsville Rd. Milstead Way is the renaming of old Beahan Rd. (Presented map)

Mr. Tarricone: When we agreed to purchase the property, we thought it was 6 acres. We find it made 8 acres. We have made the adjustment with the Weidners for the extra two acres. Mrs. Weidner died last week. A representative of the office representing the Weidner family is here to say they concur in granting this application.

Harold Galloway, attorney, appeared on behalf of Wayne Harris of Harris, Beach, Keating, Wilcox, Dale & Linowitz, who represent George Weidner spoke in favor of this proposed re-zoning and building.

Mr. Ireland: How many square feet of floor space?

Mr. Tucker: About 10,000 sq. ft.

Mr. Tarricone: This type of work does not involve any smoke, noise, or vibration. It is highly skilled work.

Howard Gillette: We make precision parts, tools, dies, jigs, fixtures, optical parts, etc. Not a punch press shop, no foundry. All precision machinery, with skilled craftsmen. We are not planning on operating overtime. We don't usually run on 24 hours. When we do run overtime, it is not later than 10:00 P.M., a rule we have.

Mr. Ireland: I would like to ask Mr. Tarricone if he has gone into any details on utilities -- sewage disposal and water supply.

Mr. Tarricone: The sewer will be in the street. We will connect our sanitary sewer. The storm water will drain in the rear to Little Black Creek.

Howard Gillette: I have talked with the sewer authority on this, the head of the office in Rochester. We are in the sewer district. When we

are ready, they will have to connect into us. We are planning on the sewer.

Mr. Ireland: When are you planning to start construction?

Mr. Gillette: Under feasible conditions, this spring.

Mr. Tarricone: As this is in the vicinity of the airport, it seems unlikely any housing will be built on Milstead Rd. We believe that is the reason why the surrounding property owners have indicated their willingness to have us come in. I would like to file this petition with the Board. Two of the people who signed are adjoining property owners. We feel that the people most affected are in favor of this development.

Mr. Bean: You have Allied Power Tools at the north and Schiano's at the south

Mr. Tarricone: We feel that we are coming before the Board with a legitimate request. We hope we may have favorable treatment by the Board.

Mr. Ireland: Does anyone wish to speak in favor of this application? Anyone against?

No one appeared to speak.

Mr. Bean: Do you plan to pave the road?

Mr. Tarricone: No.

Mr. Bean: If Paul Rd. is paved and Milstead Rd. is a dirt road, there might be a question of getting out with trucks.

Mr. Gillette: We have no heavy trucks to speak of. The size of the parts we make doesn't warrant big trucks. There is already crushed rock in there. We use a station wagon.

Mr. Dungan: In locating this on the Town survey map, I wonder if you have investigated how high Black Creek water comes in the spring. Just a routine question.

Mr. Gillette: We never checked the height of the water in there. The houses in there haven't floated away yet.

Mr. Ireland: I can say it has never gone that high.

Mr. Tucker: The building will be of pre-cast stone, which has a natural color.

Mr. Tarricone: If we may, we will have a radio tower, as shown here. Mr. Gillette finds it convenient. Mr. Gillette took this question up with the airport authority, they assured him if was far enough away to cause no problem.

Mr. Bean: How many people do you employ?

Mr. Gillette: 30-35 in normal times.

No one else appeared to speak on this application.

It was the decision of the Planning Board to recommend to the Town Board the re-zoning of this parcel of property. All voted in favor.

Application of Charles Glidden for approval of Section 3 Laurel Park Subdivision, King Rd., lots 103 to 110 incl., township 2, Range 1, Town of Chili.

Mr. Glidden presented a map and said this runs between Union St. and Paul Rd., starts from the barbers farm, on the north side of King Rd. There are two houses there now at the end.

Mr. Ireland: There are water mains in there, and it is in the sewer district. Is there a culvert across the road? It is not shown on the map. That shows a low contour, there must be a culvert there.

Mr. Glidden: There is one across the street. I don't know how he happened to miss it.

Mr. Ireland: It ought to be shown on there. The lots are all big enough. The only question I would raise is about those culverts. There is one in there somewhere.

Mr. Dungan: When we went down King Rd. there were 2 or 3 culverts. The Town survey map here shows two, and I remember a third one they don't show on here. We had better take a look and see.

It was the decision of the Board to withhold decision on this until they can make an inspection of the site.

Application of Charles Glidden & Ray H. Boas to combine lots 3 & 4 Pascarell tract, Buffalo Rd., into lot K-3.

Mr. Glidden presented a map and said they wish to combine these two lots into one lot, resulting in lot 150 ft. wide by 379 ft. deep. Will the sewers be in there by the middle of summer?

Mr. Ireland: I don't think so. Probably at least 1 yr. from this summer.

Mr. Brandt: They are nearly to Springbrook Dr. coming right down Parkway.

It was the decision of the Board to approve this application. All members voted in favor.

Application of Paul DePascale, 660 Jefferson Rd., to combine lots 25 to 28 inclusive, Block H H Riverview Gardens, into lots R-28 & R-25.

Mr. DePascale present map, and said this is east of Lloyd Curtis, up toward the Penn. track, right on the bend on Ballantyne Rd. on the south side. This is making two lots out of four. There are no houses there now. There are a few lots left between this and the Curtis place.

Mr. Brandt: Will he have to get a variance on the size of these?

Mr. Ireland: If he gets a building permit, he will have to get a variance because they are not deep enough. They are not in the sewer district, but the water line is in there. It runs as far as the railroad. If Mr. DePascale decides to move his house on it, he will have to come before the zoning Board to get a variance if the lot is not sufficient depth.

No one appeared to speak on this application.

It was the decision of the Board to approve this application. All members voted in the affirmative.

Albert Gerwicks presented map of Section 3 of Gerwicks Subdivision.

Mr. Gerwicks: I presented maps a month ago. I would like to know what you are going to do about this. I have here a letter received from you which I would like to read.

Mr. Ireland then read the letter to the Board. Said letter will be on file in the Town Clerk's office.

Mr. Ireland: This letter means that Mr. Gerwicks will leave a piece of land there for a connecting street to the next piece of property. When the other property is developed, then he will dedicate the street to the Town.

Mr. Gerwicks: I build \$25,000 to \$40,000 homes. If I open this up, anyone can come in and I have got competition. I don't want all the traffic on that one street. I can't build these houses if it is opened up right next to me with \$15,000 - \$16,000 homes. The only thing I can do then is the same thing. I have got to have a measure of protection. I can't do anything to change the road as it is already on the map. (Presented filed map). I want to protect the people in there now. Road is Toni Terr. I intend eventually to use the whole farm and have 3-4 tie-ins and eventually have 3 streets going into this tract from Chili Ave. I only build 4-5 homes a year. Two years ago the Town said no plows could go up a dead-end street, so I graded it so that they could use it, but they never have. This is a beautiful tract, the best in the town. The old map cannot be changed except by the Town Board. I do everything myself, electricity, plumbing, etc. I try to build a good house.

Mr. Ireland: I can vouch for that.

Mr. Gerwicks: There is natural drainage to Little Black Creek under Marshall Rd. This is the best spot in the town, high and dry. I would like your preliminary o.k. before I bring in the tracing.

Mr. Ireland: This will be all right. Bring in the tracing at the next meeting.

Application of Bernard Green, 43 Morrison Ave., to combine lots 8-9-10 Block E., Riverview Gardens into lot R-9.

Ray Crawford, surveyor, presented map.

Mr. Crawford: This will make 3 lots into 1 lot, 150 ft. by 120 ft. The whole tract is 120 ft. It was laid out about 1924. These people live there, and they want the whole thing into one. Everyone of these applications is the same thing, done because there is a charge for each lot in the sewer district.

It was the decision of the Board to grant this application. All members voted in favor.

Application of John Fedele & wife, 42 Morrison Ave., to combine lots 9, 10, 11, 12, 13 Block D Riverview Gardens into lot R-10.

Mr. Crawford presented map and said these are 5 lots right across the road from Mr. Green. A house is on 10 and 11.

Mr. Ireland: These can't be divided again and meet the zoning ordinance.

It was the decision of the Board to grant this application. All members voted in the affirmative.

Application of Gladys Mosholder, 28 Greyson Rd., to combine lots 53, 54 Greyson rd. into lot R-54.

Mr. Crawford presented map and said this would make a lot 233 ft. deep and 100 ft. wide. A house is built on there and the rest is just lawn.

It was the decision of the Board to grant this application. All members voted in favor.

Application of Earl Waltman, 30 Jemison Rd., to combine lots 29, 30 Jemison Rd., Riverdale Tract, into R-30.

Mr. Crawford presented map and said this would make a lot 240 ft. deep and 100 ft. wide. There is a house on 30 and the other is all lawn.

It was the decision of the Board to grant this application. All members voted in favor.

Application of Theodore & Henry Baker, 1781 Scottsville Rd. to combine lots 1, 2, 3 Block J Riverview Gardens, into R-2.

Mr. Crawford presented map and said there is a house on 1 and part of 2. It was the decision of the Board to grant this application. All members voted in favor.

Application of Riverdale Fire Police, Inc., Greyson rd., to combine lots 179, 180, 181, 182, 183, 184, 185, 199, 200 Riverdale Tract into lot R-181.

Mr. Crawford presented map.

Mr. Crawford: I surveyed that this winter and put all the property of the Fire Dept. into 1 lot. There is one parcel across the street, useless for building as it is only 70 ft. deep in the middle. The firemen use it as a parking lot.

It was the decision of the Board to grant this application. All members voted in the affirmative.

Application of Harold & Mary Totten, 20 Greyson Rd., to combine lots 37, 38 Riverdale Tract into lot R-37.

Mr. Crawford presented map and said this would make a lot 100 ft. wide by 233 ft. deep.

It was the decision of the Board to grant this application. All members voted in the affirmative.

Application of Raymond Norton & wife, 1659 Scottsville rd., to combine lots 107, 108 Ballantyne Acres into lot R-107.

Mr. Crawford presented map.

Mr. Crawford: I am embarrassed. I made this map without looking it up. It is supposed to be 108 and 109, but I wish you would approve it. I can take the tracing and get new prints and get it back to you in a few days. The lot will be about 270 ft. by 159 ft.

It was the decision of the Board to grant this application. All members voted in favor.

Application of Robert & Lillian McMahon, 38 Morrison Ave., to combine lots 7, 8 Block D, Riverview Gardens into R-8.

Mr. Crawford presented map and said this will be 100 ft. by 120 ft., two 50 ft. lots into one. A house is on lot 8.

It was the decision of the Board to grant this application. All members voted in the affirmative.

Application of Raymond & Eleanor K. Raufeisen, 3737 Chili Ave. to combine lots A, 1, 2 Creekside Sub. into R-1.

Mr. Crawford presented map.

Mr. Crawford: This makes a finished lot of over 300 ft. by 250 ft. Down in D. D. Davis subdivision. They bought the adjoining parcel and they bought the farm on the other side. I took this off Davis's Subdivision map. on the north side of Black Creek.

Mr. Ireland: The lot line is to the middle of the creek, which takes about 40 ft. off this.

It was the decision of the Board to grant this application. All members voted in favor.

Application of Peter & Ella Hirsch, 780 Paul Rd., to combine lots 7, 8, and part of lot 5 Pikuet subdivision into lot n-7.

Mr. Crawford present map and said this is at Pikuet Dr. & Paul Rd. and makes a 120 ft. by 135 ft. lot. There is a 3 ft. easement on the property. The house is on the corner of Paul Rd.

It was the decision of the Board to grant this application. All members voted in the affirmative.

Application of Mrs. Jennie Davidson, 2770 Chili Ave., to combine lots 21-24 incl. Sunsetview into lots K-22 and K-24.

Mr. Crawford presented map and said they took 4 lots of 60 ft. by approximately 180 ft. and made two lots 120 ft. by 180 ft. K-24 is being immediately built on. They were staking it out a month or two ago.

It was the decision of the Board to grant this application. All members voted in favor.

Application of Otto Wisotzki and wife and Theodore Henry & wife to combine lots 78, 79, and 80 Springbank Heights into lots K-78 and K-80.

Mr. Crawford presented map. He stated the two people divided the lot between them so that each one gets $1\frac{1}{2}$ lots, on Hubbard Dr. off Buffalo Rd. The lots are 112.5 ft. by 316.08 and 112.5 by 316.28.

It was the decision of the Board to grant this application. All members voted in the affirmative.

Mr. Ireland then introduced Jerry Cook with whom he had talked on the phone, and who is a real estate agent with a client buying the Fred Golisano property, consisting of 10 lots mapped at the present time.

Mr. Ireland: I have made corrections on the map. You should remove the detail of the drilled well which will not be used because water will be extended. The name will have to be changed as there is already a Chili Meadows Subdivision. Chi Paul Gardens should be used because it is an extension of section 3 and should be called section 4. Whoever drew the map had section 5 as adjoining section, which should be section 3. He had the pavement 9 ft., which should be 12 ft., 24 ft. pavement. I also noted the storm water easement is temporary until the road is extended and the storm sewer is the street will be extended. I have made a note of what should go on the map.

Mr. Cook: We took an option on the rest of that land. All the rest of the piece off there. As soon as we can make new percolations tests, etc., and it can be approved, we are going ahead with the rest of it. We have an option on it until August. (Mr. Cook then presented a complete map of the subdivision).

Mr. Ireland: Perhaps you could build a road around and eliminate the turn-around. You will have to get in touch with Mr. Golisano. It is up to him to have these corrections made.

Mr. Dungan: When McGee brought in that map, we suggested straightening out that street so that the storm water will drain down. I think you should take that all the way down so that there is a uniform slope.

Application of Thomas Buttarazzi, 10 Adela Circle, to resubdivide lots 5 & 6 Adela Circle Sandy Mount Manor into lots R-5 and R-6 and A.

Mr. Ireland presented map and said that as it had been before the Board before, but not advertised, he had told Mr. Buttarazzi he need not remain. This is the same map, but advertised for public hearing.

It was the decision of the Board to approve this application. All members voted in the affirmative.

Mr. Ireland then showed the Board map of Joe Turner & Weeks property, which Board had sent back for elimination of turn-arounds. There is 15,000 sq. ft. minimum for every lot. The Board gave preliminary approval.

June Yates, Secretary

PLANNING BOARD

March 14, 1961

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

Application of Marian Rath, 6 Ruth Terr., to combine lots 6, 7, and 8 Ruth Terrace into lot R-6.

Mr. Rath presented a map, showing lots involved. Three lots would be combined into one lot of 180 ft. by 135 ft. There is a house on lot 6. No one appeared to speak on this application.

Application of Chili Home Builders, Inc., 982 Portland Ave., Rochester, New York, to subdivide property at Chestnut Ridge Road and Paul Road known as Chestnut Ridge Manor, description as follows: From a point on Paul Rd. approximately 700 ft. west to Chestnut Ridge rd.; thence on Chestnut Ridge rd. south approximately 1250 ft.; thence east, approximately 1300 ft. to a point; thence north approximately 1100 feet to point of beginning.

Maps were presented. Ivan Meyer, surveyor, appeared for Mr. Danforth, who has been hospitalized for an operation. Also present were John and Paul Perraino of Chili Home Builders, Inc.

Mr. Meyer: There are 54 lots in the subdivision, a total of 147 lots figuring the other piece. There is an existing water main on Paul Rd. The sewer will go there also.

Mr. Ireland asked about storm water drainage. Mr. Meyer showed the Board maps of proposed drainage. It was the suggestion of Mr. Ireland that the size of the 18 inch culvert across the road be increased, as this won't be big enough.

The Board studied the subdivision map and noted that several of the lots did not meet the required square footage of 15,000 square feet. Mr. Ireland suggested moving Maplewood Drive over 5 ft. to make the smaller lots involved meet the square footage required. Mr. Meyer said he would convey this information to Mr. Danforth.

No one appeared to speak on this application.

Application of John Walls, 1803 Scottsville Rd., to combine lots 7 and 8 into lot R-8, Block J, Riverview Gardens.

Mr. Crawford presented map and said there is a house on lot 8, on Chester Avenue. This would combine two 50 ft. lots into one lot 100 ft. by 120 ft.

No one appeared to speak on this application.

Application of George Taylor of Scottsville Rd. to combine lots 3 and 4 Grayson Rd. into lot R-4 Grayson Rd., Riverdale Tract.

Mr. Crawford presented map and said there is a house on lot 4, and lot 3 is vacant. This would make a lot 100 ft. by 200 ft. at the corner of Grayson rd. and Scottsville Rd.

No one appeared to speak on this application.

Application of John Casperson, 677 Beahan Rd., to rezone property from E residential to commercial approximately five acres with approximately 305 ft. frontage on the west side of Beahan Rd., property known as 677 Beahan Rd.

Marvin Novick appeared as attorney for Mr. Casperson.

Mr. Novick: At present we have a non-conforming existing use. This is the Party House. We have a variance for 5 years now. We have a petition of approval signed by every neighbor on the street. (This petition will be on file in the Town Clerk's office.)

Mr. Casperson: This is a \$150,000 - \$160,000 investment. I have plans and want to put on an additional \$25,000, \$30,000 worth of improvement. I am walking on thin ice. Every 5 years I come for a variance, and if 2 or 3 people sold their property, I am taking a chance on losing everything I have.

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Mr. Ireland: Does anyone wish to speak for or against this request?
No one appeared.

Mr. Novick: We could have had people here, but they all signed the petition.

this concluded the public hearing.

Mr. Archie Everett presented a preliminary map of proposed extension of Everett Drive, involving only 3 lots.

Mr. Ireland: The Western Expressway shuts off approximately 17 acres in the rear of this property. There ought to be a street entrance to this property. It could be accessible from some other areas, but a lot farther away.

Mr. Everett said he had offered the purchase of a right-of-way to Mr. Wills of Realty Corp., owners of the property, and he turned it down. Mr. Ireland had talked with Mr. Wills.

Mr. Everett: After talking with Mr. Wills, I am not inclined to give him a right of way. It is going to devalue our lots and the turn is going to be rather sharp. The Expressway is cutting them off from Westside Drive. I have purchased a house from the State and have considered putting it on lot 5, which isn't affected by this map (it only affects 2, 3, 4) and would like to have approval on lot 5. I will talk with Mr. Wills in the morning and have him send you a letter regarding this map.

Mr. Davis: The house on lot 5 would be o.k.

Mr. Ireland: If we get a letter from Mr. Wills within a few days, then we can go ahead with the whole thing.

Frank Breiner then appeared with map of proposed re-subdivision of 6 Tract lot #116, owned by Frank and Dorothy Breiner, for discussion.

Mr. Ireland: Mr. Dungan, the Town Engineer, and I went down there. We are concerned about storm water. It has all got to go under a driveway culvert of about 8 inch pipe. We feel there ought to be some storm sewers up in here at least part way to pick this up.

There was more discussion concerning the storm water drainage. The Planning Board decided a meeting should be set up with Dick Swartz, Frank Breiner, Winsor Ireland, and James Dungan to arrive at a solution to this problem. Mr. Ireland said he would talk with Mr. Dungan and then contact Mr. Breiner.

June Yates, Secretary

DECISIONS:

GEORGE TAYLOR - approved application to combine lots 3 and 4 Grayson Rd. into lot R-4 Grayson Rd., Riverdale Tract.

JOHN CASPERSON - recommended to the Town Board the rezoning of property consisting of 5 acres with approximately 305 ft. frontage on west side of Beahan Rd., property known as 677 Beahan Rd. from B residential to commercial.

JOHN WALLS - approved application to combine lots 7 and 8 into lot R-8 Block J, Riverview Gardens.

MARIAN RATH - approved application to combine lots 6, 7, 8 Ruth Terrace into lot R-6.

CHILD HOME BUILDERS - reserved decision until new map is presented.

June Yates, Secretary

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Planning Board

April 11, 1961

The meeting was called, to order, and roll was called, with the following members present: Selden Craw, John Walls, Frederic Bean, Martin Brandt, and the Chairman, Winsor Ireland. Also present were the Town Engineer, James Dungan, and the Bldg. Supt., William Davis.

Application of Violet Everett, 989 West Side Drive, for approval of proposed addition to Everett Drive Extension, Town of Chili, Lots, 3, 4, 5.

Archie Everett presented a preliminary map of proposed extension. Mr. Everett stated there is a change in the size of lots 4, 5. as the side line will be moved to allow more room for proposed house on lot 5.

The Board studied the map and found the lots meet the requirements of the Zoning Ordinance.

No one appeared to speak on this application.

Application of Lois Maul, Charles Avenue, to combine lots 14, 15, and 16 and 1/2 of lot 17, Block M, Riverview Gardens, into R-16.

Also: application of William O. Lyon and wife, Charles Avenue, to combine lot 18 and 1/2 of lot 17, Block M, Riverview Gardens, into R-18.

Mr. Crawford presented these maps together as the property adjoins.

Mr. Crawford: The property of Lois Maul will be 175 ft. by 120 ft. There is a house on lot 16. The property of William O. Lyon and wife will be 75 ft. by 120 ft. Mrs. Lyon is the daughter of Mrs. Maul. There is a house on lot 18.

No one appeared to speak on this application.

Mr. Danford, engineer, presented a revised map of Chestnut Ridge Manor. This map was before the Board at the meeting of March 14, 1961, at which time the Board informed the applicant, Chili Home Builders, Inc., that several of the lots did not meet the required square footage. On this new map, all the lots meet the required square footage except lots one and 36, which will need a variance. Mr. Peraino appeared to represent Chili Home Builders, Inc.

Mr. Danford: We will develop one part of the tract to begin with, and call it Section 1. The tract is in the sewer district.

The Town Engineer and the Board studied profile map, showing an increase in the size of the culvert across the road.

Mr. Danford: This is in the sewer district, and the Sewer Agency wants some proof that this is approved.

Mr. Ireland: Take them a copy of the map with the approval stamped on it. If they want more than that, have them phone me.

Mr. Ireland then showed the Board a map of King Rd., Section 3, Laurel Park Subdivision, of Charles Glidden.

The Board studied the map and their only requirement was that Mr. Glidden form a sewer district.

The Board then reviewed the new map of proposed industrial zones of the new Master Plan of the Town of Chili.

DECISIONS:

Violet Everett: Approved application pending submission of revised map. All members voted in the affirmative.

Lois Maul: Approved application to combine lots 14, 15, 16, and 1/2 of 17, Charles Ave., Block M., Riverview Gardens, into R-16. All members voted in the affirmative.

William O. Lyon: Approved application to combine lot 18 and 1/2 of 17 Charles Ave., Block M., Riverview Gardens, into R-18.

Chili Home Builders, Inc: Approved map of Chestnut Ridge Manor, at Chestnut Ridge Rd. and Paul Rd. All members voted in the affirmative.

Charles Glidden: Preliminary approval providing Mr. Glidden forms a drainage district.

June Yates, Secretary

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PLANNING BOARD

May 9, 1961

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

Application of Charles S. Glidden, 4358 Buffalo Rd., for approval of Springbrook Subdivision Addition #1, part of lot 70, John Smith Allotment, Township 2, range 1, Town of Chili.

Mr. Glidden presented a map and said this is part on college property and part on Stein's property.

Mr. Ireland: You will have to get a variance for 45 ft. setback for some of these lots, about 6. Most of this is in the sewer district, and you could probably extend the sewers by gravity as an extension to the sewer district for the rest of the lots. This is only a preliminary map for lot size and layout.

Mr. Glidden: I would like to do this in sections, and probably use a turn-around in the first section.

Mr. Ireland: If you want to do it in sections, you will need a turn-around at the end of Fairview Extension. That would be o.k. You could do about 15 lots. When you bring in the finished map, show as much as you want to use and a temporary turn-around. As far as lots and streets go, this is o.k. The finished map will have to be marked off in sections, such as Section 1, etc.

James Curvan of 54 Parkway Dr., and Mr. and Mrs. Leon Sprague appeared to study the map and ask questions.

Mr. Curvan: Do you have a plot plan of that entire area?

Mr. Ireland: No.

Mrs. Sprague: Will there be apartments, this being near the college?

Mr. Ireland: Nothing but single houses are allowed, unless he gets a variance.

Mr. Curvan: What will the setback be? Houses in that area are 100 ft.

Mr. Ireland: The Zoning Ordinance requires 60 ft. setback. The setbacks are staggered from 85 ft., 80 ft., etc. to 60 ft. He is trying to straighten up without bringing the setback to 60 ft. immediately.

Mrs. Sprague: Any idea of the approximate value of these houses?

Mr. Glidden: Probably \$25,000 - \$30,000 on the main drag, then they will get smaller.

Mr. Curvan: What is the town demanding as far as a road?

Mr. Ireland: A macadam road with storm sewers and roadside swales and catch basins. The road is 60 ft. wide with 24 ft. black top pavement.

There was some discussion with Mr. Sprague as to the extent of the Carter property.

Mrs. Sprague: How long will this project take? Will we get some industry here before we get all these people?

Mr. Ireland: We hope so. We have zoned a lot of area over there industrial.

Mrs. Sprague: That doesn't bring them in. There will be a lot of \$15,000 houses, which is the kind that families with children can afford. That will bring up our school taxes.

Mr. Sprague: Why did you let these other houses go back so far?

Mr. Ireland: They can go as far back as they want.

Mr. Sprague: How long will the project take?

Mr. Ireland: I don't know. I think it might be quite a long project.

Mr. Brandt: 190 ft. back of the west house, we are going to have a 60 ft. street go up right straight north so we can sell the lots off, but we don't have a preliminary map as yet.

Mr. Ireland: Are these really Lozier's measurements?

Mr. Glidden: Stein's farm has all been surveyed.

Mr. Curvan: Does the subdivider or builder have to put in the sewers and water?

Mr. Ireland: The person who buys the lot will have to pay the \$24.00 rental fee, and the builder will have to pay the big lump plus \$5.00 or so for the main trunk line. Those may not be accurate figures, but that is the general idea. The builder does have to put up a bond to guarantee this.

Carl Hanson, Springbrook Dr., also appeared, but had no questions.

No one else appeared on this application.

Application of Donald & Ruth McMinn, 43 Pierpont St., to re-subdivide lots 55, 77, and 78 Riverdale Tract into lots R-77 and R-55.

Mr. Crawford presented a map and said this is making two lots out of three and is almost across from the fire house on Grayson Rd. There is one 50 ft. lot and two 41 ft. lots making two lots of 66 ft. by about 233 ft. The next two lots were combined a year ago into 1 lot.

No one appeared to speak on this.

Application of Donald & Ruth Cunningham, 37 Jemison Rd., to resubdivide lots 58, 59, and east 40 ft. of lot 60 Riverdale Tract into lot R-59.

Mr. Crawford presented map and said this is just east of Bailey's. There are two 50 ft. lots and one 40 ft. lot. 10 ft. of the westerly lot was sold some years ago, then this fellow Drew bought the other 40 ft. and 50 ft. on the other side. These new owners are putting it into one lot of 140 ft. by 233 ft.

No one appeared to speak on this.

Application of Ellwood & Beulah Hamell, 59 Ballantyne Rd., to resubdivide lot 54 Ballantyne Acres into lots R-54 A and R-54 B.

Mr. Crawford presented map and said this particular lot runs from Ballantyne Rd. through to Names Rd. The owner is transferring the Names Rd. lot to his son-in-law. He applied last week to the Zoning Board of Appeals and obtained a variance to build on the Names Rd. side. It was granted, more or less, pending this map being approved tonight. This makes two lots each 73 ft. by 147 ft.

Mr. Davis: If the Planning Board does not grant this, I won't issue a building permit.

Mr. Crawford: The Zoning Board granted it so as not to hold them up for a month.

Mr. Davis: This is in D residential zone.

Mr. Brandt: With the new Master Plan, there won't be any D residential.

Mr. Crawford: The next application, Mr. Semmel, two houses away, is doing the same thing.

Mr. Ireland: That is not quite the same. We can combine lots, but we don't have to cut them in half.

Mr. Crawford: There already are several on the street. You've got the pattern established. The man 4th or 5th lot down asked about selling half of his lot for \$1,000. You have a precedent, with 3 or 4 just beyond Theron St. There are 3 right across on Ballantyne going to Black Creek Rd. The same conditions exist within 500 ft.

Mr. Ireland: We can't stop a man from building on existing lots, but we don't have to cut lots in half. When this was established, there were no regulations. If it wasn't for the fact they are going to have sewers down there, we wouldn't think of granting this. As it is, we will say the house is not to be built until the sewer is in and ready for use.

No one appeared to speak on this.

Application of Kenneth Semmel, 56 Ballantyne Rd., to resubdivide lots 57 and 58 Ballantyne Acres into lots R-57 and R-58.

Mr. Crawford presented map. These are two lots side by side running from Ballantyne Rd. to Names Rd. They will be cut in half, making two lots of 147 ft. by 147 ft., one facing Names Rd. and one facing Ballantyne Rd.

No one appeared to speak on this.

Archie Everett presented final map of Addition to Everett Dr. Extension, being the property of Violet Everett, consisting of lots 3, 4, 5.

This map was ready for the Monroe County Health Dept. Mr. Everetts said he would have Mr. Roberts make out the proper form and send it to Mr. Ireland.

Dallas Davis presented map of Creekview Extension Amended, being part of Fred N. Davis farm in lot 192, Fitzgerald Allotment, Township 2, range 1, Town of Chili.

Mr. Davis said this map was approved a year ago.

Mr. Ireland: Did you have an advertised hearing on this?

Mr. Davis: Yes. It is on your records.

Mr. Ireland: On your final map you will have to have sewers and water mains and contours shown.

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Mr. Ireland then presented map showing proposed re-zoning of the Town. He said he, and the Town Engineer, Mr. Dungan, the Town Attorney, Mr. Wickins, met one night and pretty well settled industrial zones. Mr. Dungan then wrote out descriptions of the properties. They then had a meeting with the Town Board. There was some discussion concerning property proposed industrial in North Chili, most of which is not in the sewer district. Another piece adjoining had been suggested, to the rear of homes on Westside Dr. The Planning Board then discussed the pros and cons of this particular location. Mr. Ireland stated he had brought this subject before the Board so that they might know what has occurred so far. There will be a public hearing on the new map.

DECISIONS:

Map of Charles Glidden of Springbrook Subdivision Addition #1 was approved as far as to lot layout and streets. Final map will have to be presented.

Donald & Ruth McMinn - Approved resubdivision of lots 55, 77 and 78 Riverdale Tract into lots R-77 and R-55. All members voted in approval.

Donald & Ruth Cunningham - Approved resubdivision of lots 58, 59 and the east 40 ft. of lot 60 Riverdale Tract into lot R-59. All members voted in approval.

Ellwood & Beulah Hamell - Approved resubdivision of lot 54 Ballantyne Acres into lots R-54A and R-54B. Sewer must be in and ready to use before house is built. All members voted in approval.

Kenneth Semmel - Approved resubdivision of lots 57 and 58 Ballantyne Acres into lots R-57 and R-58. All members voted in approval.

Archie Everett - Approved final map of Addition to Everett Drive Extension, all members voted in approval.

Dallas Davis - Preliminary approval on lot size and layout and street layout. Final approval will be pending approval of Monroe County Health Dept. All members voted in approval.

June Yates, Secretary

PLANNING BOARD

June 13, 1961

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

Application of Raymond F. Whittaker, 7 Gene Drive, to combine lots 91 and 92 Hillcrest Subdivision into lot R-92.

Mr. Whittaker presented a map of the property. A house is presently located on lot 92. The Board studied the map and found no objection to this request.

No one appeared to speak on this application.

Application of Charles Sage, 72 Ballantyne Rd., to resubdivide lot 91 Ballantyne Acres into lots R-91 and R-91A.

Map was presented. Ronald Smith is buying one half of lot 91 from Charles Sage. A house is being moved from Ballantyne Rd. to this property. On June 6, 1961, the Zoning Board of Appeals granted a variance to erect a house on lot 91B Black Creek Rd., lot 72½ ft. wide by 150 ft. deep, setback variance of 45 ft.

Mr. Ireland: This lot will be big enough with the sewers in. You could perhaps get a temporary septic tank and leech field if you agree to connect with the sewer as soon as it is available.

No one appeared to speak on this application.

Application of James W. Turner, 1 Gary Drive, to combine lots 85 and 86 Hillcrest Subdivision into lot R-85.

Mr. Turner presented a map, showing a house on lot 85. The Board studied the map and could find no objection.

No one appeared to speak on this application.

Application of John and Lucy Walls, 1803 Scottsville Rd., to resubdivide lots 1, 23, and 24 Block O, Riverview Gardens, into lots R-1 and R-23.

Mr. Crawford presented a map of this property and stated they had made two lots out of three lots. There is a house on lot #1. One lot is 80 ft. by 120 ft. and the other lot is 70 ft. by 120 ft.

No one appeared to speak on this application.

Application of Donald and Mildred McMahon, 32 Morrison Ave., to combine lots 3 and 4, Block D, Riverview Gardens into lot R-4.

Mr. Crawford presented a map and said this combines two lots of 50 ft. by 120 ft., making one lot of 100 ft. by 120 ft.

No one appeared to speak on this application.

Application of Fred and Marion Rath, 2449 westside Drive, to combine lots 47 and 48 Springbrook Heights into lot R-47.

Map was presented by Mr. Crawford.

Mr. Crawford: These are two lots, one 83 ft. wide and one 82 ft. wide, making one lot 165 ft. wide by 250 ft. deep measured from the center of the road. The original maps said this is a 3-rod road, but the County says it is a 4-rod road. To satisfy the County, we show a line for each.

No one appeared to speak on this application.

DECISIONS OF THE BOARD:

RAYMOND F. WHITTAKER - Board approved application to combine lots 91 and 92 Hillcrest Subdivision into lot R-92. All members voted in the affirmative.

JAMES W. TURNER - Board approved application to combine lots 85 and 86 Hillcrest Subdivision into lot R-85. All members voted in the affirmative.

CHARLES SAGE - Board approved application to resubdivide lot 91 Ballantyne Acres into lots R-91 and R-91A. Approval granted on condition that connection is made with the sewer as soon as it is available. All members voted in the affirmative.

JOHN WALLS - Board approved application to resubdivide lots 1, 23, 24 Block O, Riverview Gardens, into lots R-1 and R-23. All members voted in affirmative.

DONALD MCMAHON - Board approved application to combine lots 3 and 4 Block D Riverview Gardens into lot R-4. All members voted in affirmative.

FRED AND MARION RATH - Board approved application to combine lots 47 and 48 Springbrook Heights into lot R-47. All members voted in affirmative.

June Yates, Secretary

PLANNING BOARD

July 18, 1961

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

Application of Raymond E. L'Hommedieu, 3721 Chili Avenue, to combine lots 6 & 7 into lot K-6.

A map of this property had been given to Mr. Ireland, who studied it, and then brought the map to the Chili Town Hall. As the map was not available, Mr. Ireland explained the property to the Board, giving location of the property, and the size of the lots involved. Each lot is 80 ft. wide and at least 200 ft. deep. The house is built right in the middle of the property. Mr. L'Hommedieu wishes to combine the two lots into one lot, 160 ft. wide by at least 200 ft. deep.

DECISION OF THE BOARD:

RAYMOND E. L'HOMMEDIU - Board approved application of Raymond E. L'Hommedieu, 3721 Chili Ave., to combine lots 6 and 7 into lot K-6. All members voted in the affirmative.

June Yates, Secretary

PLANNING BOARD

August 8, 1961

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

Mr. Perone presented a map of a proposed subdivision on Morgan Rd., north side, just east of Chili-Scottsville Rd., between the golf course and the road. This consists of 17 lots. There is a gas line through the property, also a culvert. There would never be anything behind the property because of the golf course.

There was some discussion regarding leech fields and storm water drainage. Mr. Perone said he would have to put in wells and leech fields as there is no water down there. He also stated he had called the Rochester Gas & Electric Co. and told them he wanted to locate this gas line. They have an easement there, but he can't tell from the description just where it is, and he doesn't know whether it is high or low pressure. This would have a big effect on the number of lots available. As yet he has had no reply from them. The property is owned by the Golf Course Assoc. and they are going to sell the lots, not build.

Mr. Ireland: You will have to get a final map and have an advertised hearing the next time. Draw it up as it is, making provision for the culvert, and also finding out about the gas line.

There was more discussion with Mr. Dungan regarding the size and location of the storm water sewer and manholes.

Frank Maxson of Smith Consultants, appeared with Mr. & Mrs. Goldman and Mr. Miller, and presented proposed map of what is known locally as the Gaelens Farm, located on Fisher Rd.

Mr. Maxson: We were here last October. At that time, they were thinking of a State Airport Expressway. We tried to go along with Mr. Ireland regarding holding the subdivision so that it would not be infringed by the Expressway. The State will not pinpoint it, claiming that they cannot. We think we have allowed enough leeway on the map. They will be coming along from around Westside Dr. and cutting off with a road to the airport, for high speed traffic to the airport. We have showed roughly on the map the proposed area wanted by the State for the proposed Airport Expressway. We will be hooking into the new sewer, and will have to build a sewer system on the property. There are 3 outlets for storm water. We are coming out in the area of the existing 27 inch culvert. It won't have to be piped the whole way, but there would be some improvement in the channel. The storm system is predicated on draining the whole area with 42 inch pipe.

Mr. Miller: There is a ditch right next to the sanitary sewer.

Mr. Ireland: There might be an easement and that could be used for storm water. If the trunk line is there, there would have to be an easement.

There was discussion with Mr. Dungan regarding the sewer system, etc.

Mr. Maxson: There will have to be a temporary turn-around until we find out about the airport road. There are a total of 79 lots in Section 1 for your approval.

Mr. Ireland: I think Mr. Dungan and I will have to go over this map in some detail.

Mr. Dungan: One thing about the storm water system, we don't want any standing water. You probably have already taken contours you ultimately plan to furnish. I would like to have a rough draft to illustrate to us the contour of the property.

Mr. Maxson: We do not have a contour of what is proposed. We do have an existing contour map of the entire area. We can send to you immediately the existing contours and also prints of the proposed road grades.

Mr. Ireland: Perhaps you know in general your future plans to put in on this map to show us your final plans.

There was some discussion regarding the sewer system and the drainage.

Mr. Ireland: You have to go the Sewer Agency for approval before we can finally approve the map.

Mr. Davis then spoke regarding application of John Fedele & Wife, 42 Morrison Ave., on Feb. 14, 1961, to combine lots 9, 10, 11, 12, 13 Block D Riverview Gardens into lot R-10. A mistake was made in presenting this application. Mr. Davis presented a map showing 2 lots, RA-10 and RB-10. This is the application Mr. Fedele would like granted. Mr. Ireland stated only 12,000 sq. ft. are required in D residential districts, and these lots would meet this. He stated this would have to be re-advertised, as this would be another subdivision.

Mr. Davis then spoke regarding Mr. Cornell of Creekview Dr. who would like to put an addition on his house, but is not sure of the property line. He has called 5 or 6 surveyors but none will come out to survey as there is no point to start from in that tract. Mr. Cornell feels that a lot developer should be made to put in permanent markers.

Mr. Ireland: I don't think the towns have any regulations like that. It is not any concern of the town.

Mr. Dungan then presented the Master Plan for discussion by the Board. It is the final map of the industrial and commercial zones, with 14 industrial zones.

Mr. Ireland said the whole Master Plan is coming up for adoption.

The Board then discussed the various locations.

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

June Yates, Secretary

PLANNING BOARD

September 12, 1961

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

Application of Frank Breiner, 431 Fisher Rd., for approval of Plot Plan, West Wind Acres, in Six Tract, Lot 116, Township 2, Range 1, Town of Chili, Fisher Rd.

Mr. Breiner presented map, consisting of 48 lots. This was presented at a previous meeting.

Mr. Breiner: The map pretty well explains itself. I met with the engineers regarding the drainage district. Dick Swart had meetings with the Sewer Authority, and it was o. k.'d by the Authority for the connections. Map shows storm water drainage, some of which flows into Little Black Creek. The lots meet all the requirements.

Mr. Ireland: It seems to me that all the things we asked for have been taken care of. The Town Engineer couldn't get here tonight, but I will show this to him. This will go first to the County Health Dept., and since there is a sewer extension, they will have to go to Albany.

Application of John Fedele, 42 Morrison Ave., for re-subdivision of Lot K-10, Block D, into new lots RA-10 and RB-10, Riverview Gardens.

Mr. Fedele presented map. Lot RA-10 is 150 ft. wide by 126.84 ft. deep on one side and 123.87 ft. on the other. Lot RB-10 is 100 ft. wide by 123.87 ft. deep on one side and 123.87 ft. on the other.

Mr. Ireland: In D residential zone the lot requirement is 12,000sq. ft., so both lots meet the zoning ordinance.

No one appeared to speak on this.

Application of Robert Meister, 3242 Chili Ave., Thermann Kitchen, 3230 Chili Ave.; and Frank Moffett, 3021 Chili Ave., to change E residential property to commercial all that parcel of land beginning at a point southeast line Paul Rd., 845.83 ft. westerly to property owned by Mike Kissel, thence southerly 224.80 ft., thence westerly 100 ft., thence southerly 544.22 ft., thence easterly 70 ft., thence southerly 315 ft., thence easterly 75 ft., thence southerly 175 ft. to a point on Chili Ave., thence easterly 775 ft., thence northeasterly 150 ft., thence easterly 190 ft., thence northerly 557 ft. to point of beginning.

William C. Kelly, attorney, presented a rough plan.

Mr. Kelly: I appear as attorney for Robert and Ruth Meister. The property desired to be zoned commercial is the parcel bounded on the south by Chili Ave. and on the north by Paul Rd., on the east Mr. Moffett and Mr. Kitchen and on the west Mr. Moffett and Mr. Meister. I present a plot plan to show how this could be developed with the use of that property. This particular parcel by its own character and because of the nature of the surrounding area primarily is commercial in character. The Board quite recently rezoned the south side of Chili Ave. from partial residential to commercial. The proposed commercial development in this area would initially involve $1\frac{1}{2}$ million dollars, and eventually into 4 million dollars. The Meister property is currently under contract contingent upon this rezoning. The value of this property as commercial is far in excess as residential, and it presents a hardship if kept residential. Its character is primarily commercial in nature. The surrounding areas are commercial. I present a proposed architectural layout to give you an idea of how the property would be developed. The Meisters are under contract to sell it. They would not develop it themselves, that would be done by the developer himself. There would be details on that at a later time. If there are any questions, I would like to reserve the right to speak afterward.

Mr. Craw: Is there any stipulation as to what would be built on this?

Mr. Kelly: Retail stores and parking area. There is a proposed Loblaw's store of 17,000 sq. ft., with other stores up and down the line. As the population increases, they hope to develop more fully.

Mr. Craw: This doesn't face directly on Chili Ave.?

Mr. Kelly: No. Not with this particular setup.

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Mr. Ireland: Does anyone wish to speak in favor of this application?

Westley Moffett: I would like to see this property changed from residential to commercial for several reasons. It is commercial in character. It faces commercial property. It would be a hardship on the property owners if it were not changed in its classification and would not hurt any of the adjacent property owners. I feel it would be an asset to the town in conjunction with the overall planning. It would contribute to the tax situation which the whole town is concerned with. It would provide a good many jobs for the local people and town money would be spent in the town. Mr. Kitchen asked that we speak for him in favor of this, and Mr. Kelly and myself are so doing.

Mr. Ireland: He called me and talked with me last night. Is there anyone else in favor?

Jim Eckland: The local residents can purchase goods at only South Town or West Gate. I would not like to see this done piecemeal. If you develop the whole property, fine, I am for it.

Harry Messina, Attorney, 47 S. Fitzhugh St. : I represent two groups of people who are very much interested. I represent two persons, Mr. DeCroze and Mr. Kuhn, contractors constructing the new town hall, who are under contract for the triangular area of Chili Ave., Chili-Scottsville Rd. and the railroad. They are very much opposed to this. In the first place, we call your attention to the very meeting referred to, the general hearing last week on the Master Plan, the ultimate of many years work. As a personal comment, I feel very bad about the incident at the end of the meeting and the negative attitude expressed regarding the whole work. It was the work of the Planning Commission for over 3 years. The Master Plan zoned residential what had been residential many years. It is the intention and the wish of my clients that it remain so. They go along with what was planned commercial. The Planning Commission studied all the properties and found no need for commercial at that point. They are under contract to purchase the triangular piece on the south side of Chili Ave. I recall that either you (Mr. Ireland) or the engineer said that the new areas proposed commercial under the Master Plan had been so located that each school district would share. These should be developed first before turning residential into commercial. My clients are purchasing this triangular portion in reliance upon the fact that the area around them is residential. They plan to develop this area into a shopping center much as the one before you tonight. The area is commercial and has been for years. The people living there know it is commercial, and they realize it might be developed. The land on which they have purchased or built homes is residential and they relied on that. I have here a petition signed by residents on Paul Rd. and Chili Ave. in objection and asking the Planning Board to deny this application, as follows: Daniel Enrico, George F. Condrat, Adele Perna, Bernie Baker, Jr., Selden A. Marshall, Jeanette P. Gregg, Ralph Bickel, Howard Longbine, Mr. & Mrs. Samuel Grover. I present this petition to you this evening. These people have built or purchased in reliance on residential zoning. They have investments in there. They moved out here for country living. If they wanted to live next to a shopping center, they would have stayed in the city. There would be additional noise, autos, lights, with this project. I also represent these people.

Samuel Grover, 3250 Chili Ave.: My property is adjoining this line, and the houses west of mine are residential. It was my understanding this was zoned by the board as residential for years to come. This would create a very great hardship. If folks would only realize. I do feel that with the zoning Board there should be some limitations to the time you could make these changes, so that a person could know how long he could live there. We bought to retire and as taxpayers we ask that you deny this application.

Adele Perna, 849 Paul Rd.: We have 3 children, a beautiful home, and a nice neighborhood of children around us. We wanted the freedom of country living. We put too much money in our home to have a shopping center there.

Mrs. Grover: I would like to add to the things said by my husband. Everyone realizes that the town park and the town buildings will be attractive when finished. I don't know of another town as attractive, with the trees and the grounds. I do not feel this development will add anything to that.

Daniel Aurico, 843 Paul Rd.: I go along with the fact that we need tax relief but not in a residential area where people have money invested. We have the Master plan with numerous commercial areas where this can take place. We have faith in the town.

Mr. Wolvert, 945 Paul Rd.: I go along with the others. The town Board has approved 1,000 plus acres for commercial and industrial strategically placed to benefit everybody. Paul Rd. is very narrow. There are plans to widen it. West of us is commercial, and it is bounded on the southeast by the expressway. There will be cloverleaves to gain or get off the expressway. Paul Rd. will carry all that traffic. It is a fact that one of the sellers owns considerable piece of property on the north side of Paul Rd. What would stop that from being brought up to be commercial if the south side is made commercial? For myself, I have a very fine home and I am proud of living in Chili. I would like to keep residential and commercial separate.

Bernie Baker, 841 Paul Rd.: I sold a beautiful home in the city and came out here for privacy. I invested quite a bit of money. The valuation is great. I would like to keep it residential as long as I can.

Michael Truisi: I am in favor of commercializing both side of the street no matter where it is. This is the center of the town and where it should be done. People say Chili Center, but they can't find the place. I have a beautiful home too, and it would probably reduce my valuation, but I feel this is the center of the town, and it should be commercial on both sides. There is so much space on this side of Chili Ave. for business.

Mrs. Perna, 849 Paul Rd.: We would be right next door to that shopping center. My husband is planning to build another house right next door to us.

Mr. Aurico: In rebuttal to the north side of Chili Ave. being zoned commercial, it seems to me that this whole deal is contingent on making this piece of land zoned commercial. If the Zoning Board would like to zone the north side of Chili Ave. commercial, who would set the depth, would it be 50 ft. or 100 ft.?

Mr. Ireland: Anyone who wants land changed to a different zone has to specify definitely the particular piece of land he owns. If someone asks, it usually involves just what they ask for, unless there is a general rezoning of several pieces.

Mrs. Perna: On this particular parcel, it extends from Chili Ave. to Paul Rd., so it is not only on Chili Ave., but also on Paul Rd. It would run from there to the north side, and where from there. This was zoned residential, and the people invested under that assumption. Why classify commercial when there are so many other commercial areas? There are better locations for a shopping center than this particular parcel.

Mr. Bartlett, 23 Janice Dr.: I am not affected as greatly as some of these people. A lot of time and effort went into a Master Plan where we have commercial areas. If this is granted, you will be giving commercial areas without even giving the Master Plan a try. A lot of time and money was spent on the Master Plan, and we should use it. If we need a shopping center that badly, someone will develop one in a commercial area.

Mr. Ireland: I wouldn't say we haven't given it a try. Whenever anyone makes application for a change of zone, we have to consider it. The mere fact it comes a week after the Master Plan is coincidental.

Mr. Voke, 3220 Chili Ave.: I bought here 35 years ago. There have been a lot of changes since then. Some like it, some don't. The way this is set up, I am opposed to it. It should be zoned commercial from Chili Ave. to Paul Rd. in a package.

Mr. Burke, 3216 Chili Ave.: We as residents of Chili Ave. and neighbors of Mr. Voke have very good reason for wanting the north side of Chili Ave. commercial. We are faced with commercial now. We know how the other people feel. For this reason we suggest this. We do not wish to see little pieces here and there made commercial. If it is done properly, someone should undertake to see each person in the area and find out how they actually react to making it commercial. Some of these people opposed might approve if their property were made more valuable. We stand in favor of it if the north side is made commercial, otherwise, we are opposed.

Mr. Voke: We have a church at the center, and the garage. I am not saying I am in favor. I am neutral. If any of it is zoned commercial, it should be the whole thing or nothing. I live in the first house, and I have just as much at stake as the rest.

Mr. Moffett: I think it makes good sense to zone the whole thing commercial.

Mr. Aurico: We are getting around this one parcel by talking about the whole area. No one would buy a home in that area if it was zoned commercial. The garage is the only thing there now. That is an existing use. This is an easy way of getting this one particular parcel the meeting is about right now. I am against that. The whole thing is residential and should stay residential. When people bought on Chili Ave. it was already commercial on one side. When the people bought on Paul Rd. it was all straight residential.

Mr. Truisci: When we came out here it was all farms. We just made this commercial with this new map. You are faced with commercial on one side. The whole section should be commercialized.

Mr. Wolvert: The land on the south side of Chili Ave. was rezoned commercial, at Chili Ave. and Chili-Scottsville Rd. The Board should hear opinions pro and con. If this piece of property was brought up the other night at the meeting, apparently no one was here to speak against it. With that as guide, you gentlemen took it upon yourselves to rezone it. But at the meeting, several of us made our views very clear as to what possibly could happen on the north side of Chili Ave. Time will tell.

Mr. Voke: At present we have a store, a hot dog stand, and Wehle's heating, so I am as bad off as the rest of them. All this is preliminary. This has to come before the Town Board.

Mr. Burke: I don't want anyone to think I am stepping on their toes. Commercial or residential, it makes no difference to me. It is just that if it is commercial, I wish it to be commercial all the way along.

Mr. Truisci: I never saw a town yet with commercial on one side and residential on the other.

Mr. Grover: We are just talking about this one portion. I would like to see the master plan adhered to.

Mr. Bickle: 3253 Chili Ave.: I am in a commercial zone now on this side of the street. If you have the other side looking like this side, you ought to be ashamed of it. It is enough to look at one side. How far back would the buildings be? There are no plans.

Mr. Ireland: They have to be back 100 ft.

Mr. Bickle: It ought to be 200 ft. either way.

Mr. Baker, 841 Paul Rd.: I am about one of the first houses there. Five years ago, a truck went by once during the night. In the last 5 years, there is great congestion at the Paul Rd. corner. I have wondered about kids. My kids are bigger, but Mr. Aurico has 3 tots. We are sitting on edge over there. I have lost two dogs by cars. We worry about the kids. What would happen if a shopping center went in. This should be kept residential.

Mrs. Perna: A friend of mine called up Mr. Moffett to buy the lot next to us. He asked such a high price it was ridiculous. The first thing he asked was whether she had any children. People move to the country to get more space. Another remark, Mr. Kissel said he preferred to have stores to children. In the long run, trucks coming at night, garbage disposal, etc, will be more than the children. We prefer it the way we have it.

Mr. Moffett: I deny I said that.

Mrs. Perna: The first thing you did was ask for \$6,000 for that lot. Then you asked if she had any children. She was speaking the truth.

Mr. Moffett: I deny all that.

Mr. Kelly: I want to emphasize I appear here for the Meisters, who have lived here quite a number of years. They had a contract for the sale of this property contingent upon its being made commercial. The south side of Chili Ave. now is completely commercial. Some serious thought ought to be given about the north side.

Mr. Grover: We should stand back and ruin our property for his sake. We don't have any rights at all.

Mr. Wolvert: I talked to a few people and from views expressed the reason they thought it should be commercial was tax relief. I go back to the fact there has been a Master Plan submitted to the people. There was a formal hearing on it. There were several portions approved. Mr. Ireland stated the plots of land given to the people to decide on

were in three different school districts to try to allot an equal amount of tax relief to each area. We are heavily burdened in our particular district, also the rest of Chili. We need commercial and industrial enterprises within the town. The gentlemen who gave over 1,000 acres for these purposes should look into them for development before changing residential property to commercial.

Mr. Meister: I have lived here since 1921. My father had a gas station there and it was commercial. The tanks are still in the ground. The gas station was planned out long ago.

Mr. Truisi: If it is commercial on this side, how can it be residential on the other?

Mr. Ireland: The only other classification is D and there is very little of that and no more being created.

Mr. Messina: I want to call your attention to Wednesday night and the sentiments expressed at that time. It was often repeated that people moved out to Chili because of country atmosphere, and there is a great deal of sentiment for keeping Chili Ave. as it is. I object due to the use right to the proposed plan of my clients to develop a shopping center at Chili Ave., Chili-Scottsville Rd., and the railroad. You can only afford as much commercial area as the population to support it. You have provided for commercial areas for growing areas. There is not much of a hardship here. They want to sell the land to develop it commercially. The hardship is on the people who have bought their homes here in a residential area.

Mr. Truisi: Building a shopping center on Chili-Scottsville rd. and Chili Ave. would put me in the same position as if Mr. Moffett built.

Mr. Messina: This property has always been zoned commercial. Anyone who bought there knew of this.

Mr. Kelly: If we go back on this, that was not always commercial. Part of that was rezoned when the Chili Lumber Co. came in.

Mr. Wolvert: We get this plot coming up for commercial zoning. We are starting on that, once we get that, they can move down Paul Rd. and it keeps creeping on and we are stuck.

Mr. Ireland: It hasn't crept yet. There will be a final hearing before the Town Board, probably within a month, and you will all have ample notice on it.

No one else appeared to speak on this application.

Application of Eugene Evangelist for approval of map of a proposed subdivision Brusekiss Farm, Westside Dr., being part of lots 53 and 72, Town of Chili.

Mr. Evangelist presented a map consisting of 188 lots. No dimensions of the lots were shown on the map. Property is between Whittier Rd. and Buffalo Rd. on the south side of Westside Dr.

Mr. Ireland: Are you going to do all of this at one time?

Mr. Evangelist: No. I want your approval and then I will go ahead and build a section at a time.

Mr. Crow: How is the elevation, high enough?

Mr. Evangelist: Oh, yes. I went down there and I haven't seen any water at all. This is approximately 92 acres, the lots average 90 ft. by 175 ft.

Mr. Ireland: Final approval would depend entirely on how you took care of storm water drainage, etc. You will have to develop the water and extend the existing mains to cover the subdivision.

Mr. Burke: At the next meeting we can come in with the final map. The next thing is to come in with the first section. I would like the whole thing approved at once, and then take a section at a time.

Patsy Pilatto appeared with engineer, Mr. Burke, and presented a map showing property on Fisher Rd., just north of the railroad on the west side, consisting of 108 lots.

Mr. Burke: The map is not complete, this is just a layout of it. I tried to get as many lots as I could and still meet with approval. I would like to have the whole thing approved and then take it in sections and file one section at a time. There would be three sections.

Mr. Walls: There is only one exit into Fisher Rd.

Mr. Burke: If you insist, I will put another road in there.

It was the consensus of the Board this should be done. There was some discussion as to road ends inside the subdivision. Mr. Ireland advised him to get a set of specifications and see the Town Engineer on some of his questions. They discussed size of tile to be used, drainage, etc.

Mr. Peraino, Chili Home Builders, Inc. appeared.

Mr. Ireland: These gentlemen have a piece of land on Chestnut Ridge Rd. and Paul Rd., the Vokeman farm. They thought they would be able to get into the sewer, but the sewer won't be built in that area for a couple of years. They have 15 road front lots they would like to develop on a temporary basis with septic tanks. I was up there with their engineer and did percolation tests which were good, to my surprise. They want to get approval on those 15 road front lots for the present. They hope that by that time the sewers will be there. The water is there now. The septic tanks will be in the front.

Mr. Peraino: We will put in a sewer line under the basement and out about 45 ft. from the cellar wall, ready to hook up as soon as the sewers come in.

Mr. Ireland: We approved the 50 lots previously as to layout, lot size and streets. These lots are identical with those lots. They actually didn't need a hearing. I told them they could come in and talk to us.

Mr. Brandt: Haven't you started to build?

Mr. Peraino: We have one cellar wall up. Mr. Vastola is doing the houses over there.

Mr. Ireland: I have the tracings. If there is anything missing, I will let you know.

Mr. Spolton of Spolton Construction presented a map of extension of Ramblewood, in North Chili towards Westside Dr.

Mr. Ireland: He needs a variance for the 50 ft. strip of road to Westside Dr. He was here previously.

They then discussed plans for storm water drainage. There will be easements on two lots. It will drain to Fairbanks Rd. There are 33 lots. The cost of the houses will be over \$20,000. This is the only section left.

Mr. Ireland: I want to discuss the storm water problem with the Town Engineer. I will let you know. You will have to go before the Zoning Board and get a variance for a 50 ft. road. When you do, it would probably carry some weight if the Planning Board should state they are in favor of it. We would do that. You need the variance first. The best thing we could do would be to give you a preliminary approval depending upon the variance from the Zoning Board for that 50 ft. piece.

DECISIONS OF THE BOARD:

FRANK BREINER: Decision reserved on application for approval of Plot Plan West Wind Acres, in Six Tract, Lot 116, Township 2, Range 1, Town of Chili, on Fisher Rd.

JOHN FEDELE - Approved application for re-subdivision of Lot r-10 Block D, into new lots RA-10 and RB-10 Riverview Gardens. All members voted in the affirmative.

ROBERT MEISTER, THERMANN KITCHEN, FRANK MOFFETT; Decision reserved on application to rezone property on north side of Chili Ave. from Residential to commercial, as per application presented.

EUGENE EVANGELIST - Decision reserved on approval of map of proposed subdivision on Druseikiss Farm, Westside Dr., being part of lots 53 and 72, Town of Chili.

MR. PERAINO, CHILI HOME BUILDERS, INC. - Approved request to build on 15 road front lots on property at Chestnut Ridge Rd. and Paul Rd., known as Chestnut Ridge Manor, with septic tanks. These homes must be hooked into the sewer as soon as it is available.

June Yates, Secretary

PLANNING BOARD

October 10, 1961

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. Also present was the Building Inspector, William Davis.

Mr. Peraino of Chili Home Builders, 982 Portland Ave., presented map of section 1 of Chestnut Ridge Manor, subdivision of part of lot 124, Town of Chili. Map of subdivision was approved by the Planning Board on April 11, 1961.

Mr. Ireland: The sewers are not in there yet. There will be septic tanks on a temporary basis on 15 lots. The lots are 100 ft. by 160 ft.

Mr. Brandt: Is there something on lots 15?

Mr. Peraino: No. We are going to build on that lot. We can get that one hooked onto the sewer.

Mr. Brandt: Is lot #1 large enough?

Mr. Peraino: Mr. Danforth said he would ask for a variance on lot #1. The water is all in.

Mr. Ireland: This looks all right, other than the one lot that needs a variance.

DECISION OF THE BOARD: Map of Chili Home Builders of Section 1, Chestnut Ridge Manor, subdivision of part of lot 124, Town of Chili, approved. It is required that a sewer district be set up.

Application of Spolton Construction Co., 135 Pershing Dr., Rochester 9, N.Y., for approval of Kramblewood Subdivision, Section 2, consisting of 33 lots lying between present Section 1 and Westside Dr., in the Town of Chili.

Robert Jaske, Engineer, appeared and presented map.

The Board studied the map and pointed out that a 60 ft. setback was required, instead of 50 ft. Mr. Spolton agreed to meet this requirement.

Mr. Ireland stated he had spoken to the Town Board stating the Planning Board recommends the 50 ft. strip of road to Westside Dr. The Town Board will act on this themselves.

Mr. Dungan, Town Engineer, then arrived.

Mr. Ireland said the main thing the Planning Board was concerned about was storm water drainage. Mr. Dungan studied the map, and there was much discussion regarding this. Mr. Dungan said he thought they should go back and get the topography, as he had been out there and the survey maps don't show up the height of the hill in the back.

Mr. Ireland said they would have to form a drainage district. This gives the town Highway Dept. the right to go in and clean pipes if necessary and charge it back to the district. It will be necessary to have separate easements for the storm water drainage. The Town has a new policy of less width of the pavement, but requiring concrete gutters. Previously, it was 24 ft. of pavement, now have cut that down to 19 ft. with 2 1/2 ft. concrete gutters in lieu of the ditches.

There was then more discussion regarding storm water drainage.

Mr. Dungan: On Sept. 20, 1961, the Town Board passed a resolution stating that builders of subdivisions furnish permanent survey monuments on corner lots in new subdivisions.

The Planning Board then made the following recommendations to the applicant: 1. Increase setback to 60 ft. 2. Provide 2 ft. contours, 3. Pipe the storm water from the road to the west boundary of the subdivision between lots 27 and 28 and lots 19 and 20. 4. Provide two drop inlets between lots 19 and 20 to pick up the storm water from the old section of the subdivision and discharge it down the proposed storm sewer between lots 19 and 20; 5. Set up a drainage district.

Mr. Ireland said they could get preliminary approval tonight, pending meeting these requirements. The Health Dept. will have to have a complete map. It will have to go to Albany because it is an extension of the sewer, although in the sewer district.

Mr. Ireland then brought before the Board map of Eugene Evangelist of a proposed subdivision of Druseikiss Farm, Westside Dr., being part of lots 53 and 72. It was the requirement of the Board that this subdivision have two outlets on westside Dr.

Mr. Dungan then stated for the record that the Town Board had passed a resolution requiring that builders of new subdivisions erect survey monuments on corner lots, effective Sept. 20, 1961.

DECISIONS OF THE BOARD:

CHILI HOME BUILDERS, INC.: Granted approval of Section 1 of Chestnut Ridge Manor, being part of town lot 124, Town of Chili. All members voted in affirmative. It is required that a sewer district be set up.

SPOLTON CONSTRUCTION CO., INC.: Granted temporary approval of Hamblewood Subdivision, Section 2, consisting of 33 lots, lying between present Section 1 and Westside Dr., Town of Chili, with the following requirements: 1. Increase setback to 60 ft.; 2. Provide 2 ft. contours; 3. Pipe the storm water from the road to the west boundary of the subdivision between lots 27 and 28 and lots 19 and 20.; 4. Provide two drop inlets between lots 19 and 20, pick up storm water from the old section of the subdivision and ~~drop~~ discharge it down the proposed storm sewer between lots 19 and 20; 5. Set up a drainage district. All members voted in affirmative.

EUGENE EVANGELIST; Re: Map of proposed subdivision of Druseikiss Farm, Westside Dr., being part of lots 53 and 72, Town of Chili, consisting of 128 lots. It is the requirement of the Board that this subdivision have two outlets on Westside Dr.

June Yates, Secretary

Minutes of Meeting of Planning Board of the
Town of Chili, N.Y. held in Chili Town Offices
at 3235 Chili Avenue, November 14, 1961, at 8:00 P.M.

Present: Winsor Ireland, Chairman
Martin S. Brandt
Fred R. Bean
Selden S. Craw

Meeting opened by Mr. Ireland.

Reading of first application:

1. Application of Patsy Pilato, 169 Longview Drive, Webster, New York for approval of Fisher Heights Subdivision, approximately 110 lots, being part of town lots 18 and 19 of a 3,000 acre tract, Fisher Road, west side, Town of Chili.

Maps were presented to Planning Board showing changes made since last presented to board.

The following changes were requested to be made:

Temporary road at rear of first sub-division to be opened should be shown on map.

Gutters throughout required. With gutters pavement will be changed to 19 $\frac{1}{2}$ ft.

Slope will be 17' instead of 15 $\frac{1}{2}$ '.

Arrangement made for discharge drainage on side which will be 3rd subdivision which appears to be natural drainage. Should contact owner of land to see if he minds draining into his property. Mr. Ireland informed them should get notarized statement from owner of property that he does not object to drainage of storm water on his property.

Should get letter of easement on other subdivision for drainage.

Legal paper needed for each deed that town can go in and repair any stopped drainage and the Fisher Heights would be responsible for payment. FORM DRAINAGE DISTRICT

Board was informed monuments will be in on all corners. Engineer Lozier would have to approve plans. Town water authority too. Decision reserved but understood would be approved after changes made and submitted.

2. Application of F. W. Moffett Jr., 3021 Chili Avenue, for approval of Archer Acres Subdivision, Section one, consisting of 34 lots, being part of town lots 15, 23, 95, and 112, Township 2, Range 1, Town of Chili.

Maps of subdivision presented to Planning Board. They have been approved for water and sewer as far as County Health Dept. Lot 7 is undersized, but lot 7 shown on map is not included in subdivision.

Attention was called to drainage on two lots on Chili Avenue.

4 lots adjoining subdivision have already been built on. Mr. Entress said there had been some confusion in the tax assessing because of lot designations. It was suggested that these be added in sequence to the nos. of the subdivision to avoid confusion if possible.

It was advised an easement should be made for property on Archer Road for drainage until storm sewers are finished when it can be picked up when streets are in.

262 Mr. Ireland will check on drainage along the Chili Avenue section.

Approval reserved until changes regarding drainage and investigation made.

3. Application of Thomas Buttarazzi for approval of Lot B, Paul rd. and Section 4, Sandy Mount Manor, Lots 44 and 45 Adela Circle.

Mr. Buttarazzi submitted map of Lot B, which is 43' by 200' for approval to build on. Mr. Ireland asked if there was anyone at meeting who wished to say anything regarding this 43 ft. lot.

Mr. Albert Argentiore, 560 Paul Rd.: We are Class B residential, a 90 ft. by 200 ft. lot. Why should we have house on $\frac{1}{2}$ lot. We moved out here for suburban living. I am opposed to it. (his home is adjoining the lot in discussion).

George Huntoon, 550 Paul rd.: Opposed on same grounds. Adjoining property.

Mrs. F. Brauch, 520 Paul Rd.: Opposed.

Mrs. Huntoon, 550 Paul rd.: Opposed.

Mrs. Argentiore, 560 Paul Rd.: Opposed.

Decision: Unanimous decision of Board that Mr. Buttarazzi be advised his application disapproved for building on this lot.

Mr. Buttarazzi then submitted map of Section 4, Lots 44 and 45 Adela Circle. Water and sewers available. Lots 90 by 195. Mr. Ireland said application would have to go through regular subdivision approval with Health Dept. and channels. Mr. Ireland questioned him about storm sewers, that some provisions should be made to pick up water and bring it down in pipe. Mr. Buttarazzi said no problem with water, but Mr. Ireland said he saw it this afternoon and some provision has to be made. Mr. Ireland said he would go with Town Engineer and meet Mr. Buttarazzi and look into it tomorrow or next day. Mr. Buttarazzi was told to wait until Mr. Ireland and engineer looked into the situation before giving maps to engineer.

Mr. Brandt presented a map to Planning Board near Parkway across from Union St. of his land and asked for their suggestions.

Mr. Ireland submitted map of lots on Mr. Entress tract on Chestnut Dr. area. Two lots were omitted from original map because gas line ran through them, but the line has since been moved so that lots can now be built on. They are now unrestricted. Mr. Entress would like to now let lots approved. Existing water and sewers are in there now.
Decision of Board - Approved.

Property on Chili Ave. across road from Town Hall. Proposed shopping center on Moffett and Meister property which came before Board two months ago, with application to be zoned commercial. Discussion by Board of the previous meeting and objections and those who were for it. Discussion about tax benefits, parking hazards, etc. Mr. Ireland felt a barrier could be insisted on to prevent the parking area being used as a throughway. It was felt it was a natural location for a shopping center. Mr. Bill Voke with adjoining property did not object if his property was also rezoned commercial. The Board unanimously felt that a recommendation should be made to the Town Board that the property be rezoned commercial, but with the understanding that where it borders existing residential property they be required to make screen planting. Therefore, Mr. Ireland will talk with Mr. Lusk to find out if people with adjoining property might also want their property rezoned commercial, as there is so much commercial property near by, as Mr. Davis had suggested ~~to~~ Mr. Lusk might know the feeling of the neighbors as many had been to talk to him.

Respectfully submitted

Patricia D. Slack (acting secretary)

PLANNING BOARD

December 12, 1961

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

Application of I. R. U. Corp., 440 Powers Bldg., for approval of Sections 1A and 1B of Idyl Meadows consisting of 79 lots lying on the west side of Fisher Rd. immediately south of the Gates Town Line, Town of Chili.

Mr. Maxson of Smith Consultants presented maps of the proposed subdivision.

Mr. Maxson: We are supposed to develop the entire area of approximately 400 homes with the exception of the northeast corner where the New York State Dept. of Public Works has a proposed airport expressway. We don't know the exact location of this proposed expressway. Until we know exactly, it is our intention to develop the area away from this, approximately shown on the map, so that we will not run into any problems with them, having homes built, etc. On this premise, we approached the board at a previous meeting with that in mind. This necessitates turn-arounds, temporary until the expressway goes through. This is actually one section which has been subdivided into 1A and 1B, the demarcation line being the power lines right down the middle. We have a storm water system designed and sewage system according to specifications. The storm system on this entire area will go to Little or Big Black Creek. This section will go to Little Black Creek. The main entrance will be at the low spot on Fisher Rd. An existing 27 in. culvert crosses the road. Because of the storm system developed for this area, we will need larger, equivalent to 42 in. There may be an extra 27 in. or a new 42 in. The channel to carry the water will have to be cleaned out and a new channel put in. The lots are all minimum of 15,000 sq. ft., 60 ft. setback proposed for the homes. The I.R.U. Corp. will develop this land, but as far as to date will not build the homes. The proposed crossing of the power easement from Section 1A to 1B has been verbally approved by the power people. There is a 200 ft. right-of-way. The northwest corner is another corner which may have to be re-developed when we know exactly where the expressway is going. It is undecided whether they will have lots backing up to the expressway or have a road paralleling it.

Mr. Ireland: Have you had any discussion with the County Highway Dept. about the culvert?

Mr. Maxson: No. That is why we put 42 in. equivalent on this. We can put another 27 in. or a 30 in. alongside of it.

Mr. Ireland: Probably the best thing would be another of equal size so that you don't have so much depth.

Mr. Goldman, owner of the property, then appeared.

Mr. Goldman: We don't intend to build homes. Our plan is to sell ~~tax~~ individual lots to owners who want to build homes. The homes will be about \$18,000 or \$20,000 homes.

Mr. Ireland said by tract restrictions Mr. Goldman could control the size of the homes. He can insist on anything he wants so long as it meets the zoning ordinance.

Mr. Ireland: I think we will go down and take a look by the creek. If there is an easement through there, probably some arrangement could be made with the Sewer Agency. The rest of the map looks complete.

Mr. Maxson: There has been provision made for the future development of adjacent lots.

There was then discussion regarding fill and setback lines near the expressway. Mr. Maxson then submitted a plan of a typical road section.

Mr. Ireland: Since we talked about this before, we have made a change in the requirements of road construction. We are now requiring lesser pavement but concrete gutters. This has only been adopted recently. I think this might be a matter of choice on your part. We now require a 19 ft. pavement and 30 in. gutters.

Mr. Maxson: The only effect this might have on what we have done is the depth of the storm water system has been predicated on this 15 in. drainage ditch alongside the road. If you feel we have a choice, I would like to reserve decision.

Mr. Ireland: I think you should have a choice since you went ahead on that basis. You have done a lot of work on this.

Mr. Dungan: The majority of your design work preceded this action by the Board. Other subdivisions in the future will have to have them.

The following people were present at the hearing:

Mr. Belt - 236 Fisher Rd.

Mr. Phillippsen - 305 Fisher Rd.

Mr. Phillippsen - 311 Fisher Rd.

Mr. Gaelens - 226 Fisher Rd.

Mr. Gaelens - 206 Fisher Rd.

There was some discussion regarding sewer drainage.

Decision was reserved on this until the storm water system has been looked at. A drainage District must be formed and monuments must be set at the outer corners of the property.

Mr. Ireland presented map of Fisher Heights Subdivision, approximately 35 lots, being developed by Patsy Pilato, 169 Longview Dr., Webster, N.Y. This map was presented at meeting on November 14, 1961. Recommendations were made by the Board.

Decision of the Board: Preliminary approval. Final approval pending approval by the Monroe County Health Dept. and the Sewer Agency. All members voted in the affirmative.

Mr. Ireland present map of F. W. Moffett, Jr., 3021 Chili, Ave., Archer Acres Subdivision, Section 1, consisting of 34 lots, which had been presented at meeting on November 14, 1961.

The following recommendations were made by the Board:

1. Show easement on the west side of lot #1 - 20 ft.
2. Show easement on the south side of lot #34 - 20 ft.
3. Put manhole on the west end of culvert in front of lot #11.
4. Run minimum 21 in. pipe ~~from~~ and to a manhole between lots #15 and #17, and the 21 in. pipe on a 10 ft. easement between lots #15 and #17 to the rear lot lines.
5. Form Drainage District.

There being no further business to come before the Board, the meeting was adjourned. All members voted in the affirmative.

June Yates, Secretary