

PLANNING BOARD

January 9, 1962

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

Application of Eugene Evangelist, 2707 Clover St., Pittsford, N.Y., for approval of map of Westside Acres Subdivision, Section 1 of part of Town lot #53, Township 2, Range 1, Town of Chili, County of Monroe.

Mr. Evangelist present maps of the property, also papers required by the Rochester Gas & Electric Co. and the Rochester Telephone Company. There are close to 89 acres in the total subdivision. House now on lot 8 will be moved in line with the other houses. The pool will remain on lot #9. Barn will stay on lot #9 until the subdivision is completed. There is one temporary turn-around on Woodside Dr.

Mr. Ireland asked about storm water drainage.

Mr. Evangelist: My attorney, John Garrity, has drawn up a description of the storm water drainage. (Presented this to the Board).

Mr. Ireland: I talked with him on the telephone about the storm water. You will have to form a Drainage District.

Mr. Dungan asked how he will get rid of storm water from the low spot in the back of the property where a lot of bulrushes seem to indicate standing water.

Mr. Evangelist replied his engineer had told him this could be drained and will be indicated when he presents the second section of the subdivision.

Mr. Ireland informed Mr. Evangelist specifications have been changed so that instead of 24 ft. pavement, they now require 19 ft. pavement and 30 in. concrete gutters. Also, there should be a scale showing so many hundred feet to the intersection of Buffalo Rd. and Westside Dr., something to show the exact location of this property.

Mr. Dungan stated the idea is that if sometime in the future Mr. Evangelist wanted a duplicate survey of the property this would make it much easier. Also there shouldn't be any standing water. There is a low spot in the back and they will have to take care of it when they get to it.

William McFee, 2069 Westside Dr. and Mr. Simonides, 2067 Westside Dr. studied the map, but had no objections. There was more discussion concerning the drainage.

DECISIONS OF THE BOARD:

Eugene Evangelist was instructed to return maps to his engineer. Planning Board granted preliminary approval pending the following changes: Tie-in to the nearest road intersection or Town lot line.

Monuments required on corner lots.

New road section on the map.

All members voted in the affirmative.

Re: Property of Robert Meister, Thermann Kitchen, Frank Moffett on Chili Avenue directly across from the Chili Town Office:

Mr. Ireland: The Planning Board recommended to the Town Board that this property be re-zoned commercial. At a Public Hearing on December 20, 1961, the Town Board approved this recommendation, but specified they must make screen plantings and buffer zones as recommended by the Planning Board. Does anyone have any ideas on this?

There was some discussion concerning the fact that no map is now available for the Planning Board to study with regard to this. The Master Plan and zoning ordinance were consulted.

DECISION OF THE BOARD:

The Planning Board is reserving recommendations on this property for screen plantings and setbacks until such time as we get a definite plan from the developers of the shopping center as to what they are going to build. All members voted in the affirmative. Letter to be sent to the Chili Town Board to this effect.

The Board was informed that by a Resolution of the Town Board on January 3, 1962, all members of the Planning Board and the Zoning Board of Appeals will submit a semi-annual voucher and will be notified by letter to that effect.

Supervisor Lusk informed the Planning Board that the Town Board had passed a resolution on January 3, 1962, as follows: Builder of a subdivision to be required to plant ~~one~~ trees on both sides of the streets in the subdivision, at least 5 ft. high and 1 inch in diameter, every 90 ft. of the subdivision, effective as of Jan. 4, 1962, and furthermore that the Planning Board designate the kind of tree.

June Yates, Secretary

## PLANNING BOARD

February 20, 1962

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

Application of Mrs. Ralph Russo, 12 Lind St., to combine lots 1, 35, and 36 Block R Riverview Gardens into Lot R-36.

Guy Vito appeared for Attorney DeCesare who represents Mrs. Russo. Mr. Vito presented map of the property.

Mr. Vito stated this property was acquired in 1934 and taxes have been paid on it since that time. There is no income out of it and they can't build on it. These are 3 50 ft. lots, which they would like to combine into one lot, R-36, and build on it. This would make one lot 120 ft. by 150 ft.

No one appeared to speak on this application.

Application of Leon and Hazel Morey, 4222 Buffalo Rd., to combine lots 7, 8, and 22 Chesbro Pk. into lot R-8.

Mr. Crawford presented the map of the property and stated they would like to combine these three lots into one parcel. Two lots front on Buffalo Rd. and one on Miller Drive, up near the school. There is a house on the corner lot. This would make one 140 ft. lot. They are paying taxes on the three lots right now. The purpose of this request is to reduce the sewer tax burden.

No one appeared to speak on this application.

Application of Mrs. Mona Crawford, 8 Charles Ave., for resubdivision of lots 29 and 30 Block G Riverview Gardens into lot R-30.

Mr. Crawford presented map and stated these are two lots 50 ft. by 120 ft. This would make one lot 100 ft. by 120 ft. There is a house on lot #29.

No one appeared to speak on this application.

Application of Charles and Emma Harster, 13 Alfred Ave., for resubdivision of lots 4, 5, 6 Block G Riverview Gardens into lot R-5.

Mr. Crawford presented map and stated there are three 50 ft. lots with a house on the center lot, #5. This would make a piece 150 ft. by 120 ft., lot R-5.

No one appeared to speak on this application.

Application of Earl Howarth, Yolanda Dr., for approval of <sup>Village</sup> Brassier subdivision map of Section 1, part of lot 93, Township 2, Range 1, Town of Chili.

Roderic F. Leland of Lozier Engineers, Inc., appeared for Mr. Howarth and presented map, consisting of 40 lots. There is an existing house on lot #2. There was some discussion as to whether lot #27 is big enough and Mr. Leland stated this is the same as the preliminary given the Board which was approved. Mr. Ireland said if necessary a variance could be obtained for a few feet.

Mr. Dungan inquired about a topography layout and Mr. Leland replied they didn't make a contour map but it is sectioned right now every 50 ft. and they could send the Board that. There was then discussion concerning storm water drainage and the Board studied profile maps.

Mr. Ireland informed the applicant a storm water drainage district would have to be set up.

Mr. Leland stated that under ordinary circumstances there won't be any standing water on the property.

No one appeared to speak on this application.

Application of Charles Glidden, 4358 Buffalo Rd., for approval of Section A Springbrook subdivision, part of lot 70, Township 2, Range 1, Town of Chili

Mr. Leland of Lozier Engineer, Inc., presented map of proposed subdivision consisting of 11 lots. There is an existing sanitary sewer. Mr. Leland suggested it might be better to finish Parkway Dr. without gutters because of the ditch situation at the end of it. Mr. Ireland said the Highway Dept. should look at the ditch situation as he will have to take care of it. Mr. Leland presented copies of the drainage outlay. There was then some discussion concerning storm water drainage.

Several of the neighbors on Parkway Drive studied the maps.

The following people had no objection:

Robert Hunter - 36 Parkway

Mr. Sprague - 58 Parkway

Mrs. Sprague " " - no objection if meets zoning ordinance.

Mr. Kerluke - 38 Parkway - " " " " " "

Mr. Reinhold - 64 Parkway

Mr. Kearsling - 68 Parkway - no objection so long as house on the corner faces Parkway and is back 85 ft. as indicated on the map.

No one else appeared to speak on this application.

Francis Skelly appeared with Mr. Sullivan, engineer, and discussed preliminary map of extension of Dauntion Drive, Addition #3 to Robinhood Acres. He was informed that gutters of 30 in. are now required with 19 ft. pavement. Turn-around should be 60 ft. Map showed proposed deep drilled well for storm water drainage.

#### DECISIONS:

MRS. RALPH RUSSO, 12 Lind St., granted application to combine lots 1, 35 and 36 Block A Riverview Gardens into lot R-36. All members voted in the affirmative.

LEON & HAZEL MOREY, 4222 Buffalo Rd., granted application to combine lots 7, 8, 22 Chesbro Park into Lot R-8. All members voted in affirmative.

MRS. MONA CRAWFORD granted resubdivision of lots 29 and 30 Block G Riverview Gardens into Lot R-30. All members voted in affirmative.

CHARLES & EMMA HARSTER granted resubdivision of lots 4, 5, 6 Block G Riverview Gardens into lot R-5. All members voted in affirmative.

LARL HOWARTH - Preliminary approval of Brassier Village Subdivision map of Section 1, part of Lot 93, pending approval of Monroe County Health Dept. and Monroe County Sewer Agency. A storm water drainage district must be formed. All members voted in affirmative.

CHARLES GLIDDEN - Preliminary approval of Section A Springbrook subdivision, part of lot 70, pending approval of Monroe County Health Dept. and Monroe County Sewer Agency. Storm water drainage district must be formed. The front of the houses on the south side of Parkway Drive to be parallel with the road facing north. All members voted in affirmative.

June Yates, Secretary

PLANNING BOARD

March 13, 1962

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 were the Building Supt., William Davis and the Town Engineer, James Dungan.

Mr. Perone, engineer, presented preliminary lay-out of a subdivision to be developed by Joseph Andreano situated in parts of town lots 124 & 157 of the East Pultney Tract.

Mr. Ireland stated this is on Chestnut Ridge Rd. north of the railroad and immediately south of Chili Home Builders tract and consists of 38 lots. there is one street, also a street which will join into one of the streets in Chestnut Ridge Manor.

Mr. Perone also presented a map showing sewers proposed. They are going to cross lots 200 ft. north of the railroad to a manhole existing about 400 ft. in from Chili Ave. The trunk line comes right down through. Mr. Perone said they haven't yet attempted to get an easement and don't know who owns this property.

Mr. Vellone, attorney for the corporation: What assistance can the Town attorney give us in procuring some of these easements over property requiring an easement, approximately 3000 ft.? The corporation is willing to do this to improve the property, reserving the right of assessing in the event people tie in there.

Mr. Ireland suggested they get Mr. Peraino of Chili Home Builders in on this too, as it would be to his advantage. Mr. Perone and Mr. Vellone agreed that would be an advantageous way of doing this and said they would consult him regarding it.

Mr. Perone stated they haven't done anything as yet about storm water drainage. The storm water goes into a pocket by the railroad and stays there. They can't get it all out to the front with only a roadside ditch, they can't get down deep enough. There is actually no outlet for this water now. There was more discussion regarding storm water drainage.

Mr. Perone said the lots are all set up so that with a 60 ft. front setback, the lots will be 90 ft. wide at the building line. Instead of contours on the map, they showed the drops in figures.

Mr. Ireland: About the storm water, I don't see what more you can do other than approach the adjoining property owner and get a release from him. Whether an easement is necessary, I don't know. Mr. Perone said he could get a profile of that area and take it down and show it to the man.

Mr. Perone: I just found out about the cul-de-sac requirements of 75 ft. Does the Board know whether the whole area has to be paved?

Mr. Ireland: Only have to pave 19 ft. roadway with 30 in. gutters, same as the rest of the street.

Mr. Perone said with this requirement of 75 ft. they would have a problem with lot 36; there might not be enough rear yard to meet the zoning ordinance. Mr. Ireland said he didn't think there would be any trouble getting a variance if there was one lot slightly lacking in either back or front yard, especially where there are sewers and water.

Mr. Perone said they would like to start building on lots 2 and 4 and asked if they would have any trouble getting septic tanks on a temporary basis. Mr. Ireland replied the County Health Dept. will give approval on temporary septic tanks if you make provision to make connection with the sanitary sewer and if you will make the connection.

Mr. Perone said they would get this set up and get a final hearing and see the Sewer Agency.

T. Malone, engineer, presented maps of two sections of Archer Acres Subdivision, Section 3 on the west side of Archer Rd., Section 2 on the east side of Archer Rd. Property of W. Moffett.

Mr. Malone went over the maps in detail with the Board explaining the proposed drainage to them. Section 2 consists of 32 lots, Section 3 consists of 22 lots. Section 1 has been approved. There was more discussion regarding drainage with Mr. Dungan. Mr. Dungan said easements would have to be obtained so that the Town could go in to clean out between rear lot lines. Mr. Ireland said he would talk with Mr. Short regarding whether cul-de-sacs should be 60 ft. or 75 ft. in diameter.

Mr. Dungan said Section 1 is alright by itself, but they should bring in an overall drainage system. He asked if they have an overall plan for drainage.

Mr. Malone replied this has not been developed yet.

Mr. Dungan: I think this has to be done before we can do anything.

Mr. Malone said perhaps he could send an overall topography.

Map of Charles Glidden, 4358 Buffalo Rd., for approval of Section A Springbrook Subdivision, part of lot 70.

This map was presented at the meeting of February 20, 1962.

The Board discussed the pick-up of storm water at the end of Parkway.

DECISION OF THE BOARD:

CHARLES GLIDDEN - Board approved map of Section A Springbrook Subdivision, part of lot 70, with the following conditions:

Approval of Monroe County Dept. of Health for sanitary facilities be obtained.

Storm water drainage district must be formed.

Permanent monuments must be set at the four outercorner of said subdivision.

Front of the houses on south side of Parkway Drive must be parallel with the road facing north.

Pick up storm water at existing end of Parkway and carry it into storm sewers.

All members voted in the affirmative.

June Yates, Secretary

## PLANNING BOARD

April 10, 1962

The meeting was called to order, and roll was called with the following members present: Martin Brandt, Acting Chairman, John Walls, Frederic Bean. Also present were the Building Supt., Wm. Davis, and the Town Engineer, James Dungan.

Application of Robert H. Curtiss, 94 Ballantyne Rd., for combine lots #99 and #100 Ballantyne Acres into new lot #R-100.

Mr. Crawford presented maps of the property and said this is on the corner of Ballantyne Rd. and Lester St. and runs through to Black Creek Rd. They are combining two lots into one.

No one appeared to speak on this application.

Application of Bruce and Virginia Newman, Jemison Rd., to combine lots #75 and #76 into lot #R-74, Riverdale Tract.

Mr. Crawford presented maps. He stated there was a mistake in the advertisement. The lots should be #74, #75, #76, as shown on the application. These are three lots 41 ft. wide, making one lot 123 ft. wide by 229 ft. deep. The Fire Dept. has the adjoining property.

No one appeared to speak on this application.

Application of Ivah P. Roblin, 28 Alfred Ave., to combine lots #28 and #1 into lot R-28, Block F, Riverview Gardens.

Mr. Roblin presented map and said he would like to combine two 50 ft. lots into one lot 100 ft. by 120 ft. There already is a house on one lot. The lot is so narrow, he would like to combine the two.

No one appeared to speak on this application.

Application of Joseph D. Andreano, et al, 37 Kirkland Rd., for approval of Majestic Heights Subdivision Map, Town lots 124 and 157 of the East Pultney Tract, Town of Chili, County of Monroe, New York.

Dominic Paerone presented map of the property and stated they had been before the Board the previous meeting.

Mr. Paerone: We are running the sanitary sewer across 200 ft. north of the railroad into a manhole existing just inside Chili Ave. We have spoken to the Sewer Agency and Loziers and they concur with our design verbally. We have planned in anticipation of development of the property to the east of this. The Sewer Agency is going to get easements for us. Mr. Baxter, attorney for the Sewer Agency, said they would get the easements.

Mr. Dungan: Did they say when?

Mr. Paerone: No. We have seen Mr. Russell and he brought it up to the commission, and they have verbally agreed to this. We plan to get this set and filed within two months. We still have this problem of the 75 ft. turn-around, and we haven't talked with the Highway Dept. We may have to get a variance for one lot, if 75 ft. is required, instead of 60 ft. Both the 60 ft. and 75 ft. turn-around are shown on this map.

Mr. Dungan: You will have to get together with Herb Short, Supt. of Highways.

Alfred Villone, attorney, appeared for the Joseph A. Andreano Corp.

Mr. Dungan: Everything now hinges on getting easements.

Mr. Paerone: Do we have to have easements or could we get an agreement for dumping water?

Mr. Dungan: In the eyes of the town, easements are preferred. If not possible, some sort of agreement between the two of you would probably be acceptable. It should be piped until it is clear of residential property. Is there any standing water on it now?

Mr. Paerone: No. We just looked through there today.

The Board discussed the tying in of the street to the Peraino property. The applicants felt they should have a choice regarding his tying into their utilities. They should have some reimbursement. Mr. Dungan said this is something between the Sewer Agency, the other party, and themselves. The Planning Board is not involved.

No one appeared to speak on this application.

DECISIONS:

Block F  
Gardens

IVAH P. ROBLIN - Approved application to combine lots #28 and #1 Riverview into Lot R-28. All members voted in affirmative.

ROBERT H. CURTISS - Approved application to combine lots #99 and #100 Ballantyne Acres into Lot R-100. All members voted in the affirmative.

BRUCE & VIRGINIA NEWMAN - Approved application to combine lots #74, #75, and #76 Riverdale Tract into Lot R-74. All members voted in the affirmative.

JOSEPH A. ANDREANO CORP. - Approved map of Majestic Heights Subdivision, Town lots 124 and 157 of the East Pultney Tract, with the following conditions:

- Procurement of easements through the Monroe County Sewer Agency for sanitary and storm water drainage.
  - Approval of Mr. Ireland and the Town Engineer, James Dungan.
  - Approval of Monroe County Dept. of Health for sanitary facilities.
  - Storm water drainage district must be formed.
  - Permanent monuments must be set at the four outercorners of said subdivision.
- All members voted in the affirmative.

June Yates, Secretary



## Planning Board

May 8, 1962

The meeting was called to order, and roll was called with the following members present: Martin Brandt, Selden Craw, John Walls, Frederic Bean, and the Chairman, Winsor Ireland. Also present were the Building Supt., William Davis, and the Highway Supt., Herb Short.

Application of John Lighthouse, 11 Ballantyne Rd., for approval to re-subdivide lots 67, 68, 69 Ballantyne Acres, into lot R-68.

Bob Morgan appeared for Mr. Lighthouse and presented map.

Mr. Morgan: This is a request to combine 3 lots into one lot. The State took a piece off the front on Ballantyne Rd. The property goes from Names Rd. to Ballantyne Rd., 217 ft. by 270 ft. The only building on it now is Mr. Lighthouse's residence plus garage on lot #68.

No one appeared to speak on this application.

Application of J. Francis Skelly, 14 Hinchey Rd., for approval of Addition #3 Robinhood Acres, lots 16-33 inclusive.

Mr. Skelly presented maps and a photograph of the property, and stated he had followed the requirements of the Board and the Town Engineer. There is a 30 in. corrugated metal pipe between lots 19-20 and 25-26 all the way across, as recommended by the Town Engineer. Mr. Short studied the map, and stated the requirement now for a turn-around is 75 ft. Mr. Skelly replied that could easily be corrected. There was some discussion concerning Mr. Skelly's acquisition of the Ford property to the east of this.

Mr. Ireland said Mr. Dungan planned to attend this meeting, but he had a meeting in Clarkson first. Mr. Skelly said he would go along with any recommendations made by Mr. Dungan. Robinhood Drainage District has already been formed, approved by Mr. Wickins, and accepted by the Town Board. It includes all the property owned by Mr. Skelly. There was then discussion as to procedure should Mr. Skelly be able to buy the Ford property, and Mr. Skelly said he would consult his attorney. Mr. Skelly stated he would place monuments at the 7 corners of the property. Mr. Ireland informed Mr. Skelly the map had to be signed by a licensed surveyor as well as the engineer.

No one appeared to speak on this application.

## DECISIONS OF THE BOARD:

JOHN LIGHTHOUSE - Board approved request to re-subdivide lots 67, 68, 69 Ballantyne Acres into lot R-68. All members voted in affirmative.

J. FRANCIS SKELLY - Board approved addition #3 Robinhood Acres, lots 16-33 inclusive, with the following stipulations: 1. Letter of Credit for improvements must be furnished. 2. Proposed turn-around must be 75 ft. 3. Approval of Monroe County Dept. of Health for sanitary facilities must be obtained. 4. Permanent monuments be set at the outercorners of said subdivision. All members voted in affirmative.

June Yates, Secretary

## PLANNING BOARD

May 17, 1962

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

Application of Brooks-Chili Plaza Corp., 2234 Chili Ave., Rochester, N.Y., for approval of Archer Acres, Section 2, being part of lot 23, and Section 3, being part of Lot 112, 3000-acre tract, TWP R-1, Town of Chili, Monroe County, New York.

Tony Malone, Engineer, appeared to represent the applicants, and presented overall map of Mr. Moffett's entire property, showing Sections 1, 2, and 3 in relation to each other. He also presented maps to a larger scale showing Sections 2 and 3.

Mr. Malone: Section 2 has been approved for Storm Water District, by the Town Board, and Section 3 is tentatively approved contingent upon obtaining an easement to be given to the Town. Maps have been submitted to the Sewer Agency and the County Health Agency. We have been before the Planning Board for preliminary approval. To my knowledge, this is complete and meets the town specifications as required. Section 1 has been approved and there are some houses under construction. There is nothing on 2. There is a turn-around at the end of Section 2.

Howard Van Slyke, 594 Paul Rd.: What about that drainage ditch?

Mrs. Jos. Cipolla, 616 Paul Rd.: We are losing all our vegetables.

Mr. Ireland: There is an easement left at the corner of the property for pipe. It will eventually all be piped.

Mrs. Cipolla: It is low back of the Gas & Electric.

Mr. Ireland: That will have to be filled.

Mrs. Cipolla: Even now we are not able to work in our back yard. The water stands in there.

Mr. Malone: There are tentatively two road openings on Paul Rd. It depends on how much room we have in our lot layout where they will be. One road will eventually come out on Chili Ave.

Mrs. Geimer, 568 Paul Rd.: Water has been a big problem to everyone up there since they put the sewers in.

Mrs. Cipolla: Last July 4 we lost 200 tomato plants. The water was 1 ft. deep.

There was lengthy discussion concerning this problem, which apparently originated when the sewer was put in on property to the rear of Mrs. Cipolla, and the natural drainage course was changed.

Mr. Van Slyke: Is the Board aware of the water situation there? They should take into consideration what will happen unless adequate provision is made for it.

Mr. Ireland: The water within the property, yes. The water on Paul Rd. is not something we can do anything about.

Mr. Van Slyke: Nothing has been done to that ditch for 3½ years. This is a problem which could have been ironed out by this time. I have seen everybody about it - Mr. Lusk, Mr. Gray, Mr. Russell. I would like to know why I was not notified of the first meeting for Section 1.

Mr. Ireland explained the property owner making application gives the names of the nearby property owners. The application is published in the Rochester Times Union.

Mr. Malone: We have done as much as we can to promote the proper drainage of this land, meeting requirements of the Town Engineer. As we get in the back of the land, all the drainage and existing drains will probably be taken into existing pipes and into the culvert under Paul Rd.

Mrs. Van Slyke: Where is it going to drain to?

Mr. Malone: To an existing 2 ft. by 3 ft. culvert at 568 Paul Rd.

There was then more discussion regarding the drainage. Mr. Malone said they could not legally alter the natural drainage course.

Mrs. Geimer approved this application.

Mr. & Mrs. Van Slyke were just interested in the drainage problem.

Mr. & Mrs. Cipolla did not disapprove if the water is taken care of.

## DECISION OF THE BOARD:

Brooks-Chili Plaza Corp. - Board approved map of Archer Acres, Section 2, being part of lot 23, with following stipulations: Letter of Credit for improvements must be obtained. 2. Approval of Monroe County Dept. of Health for sanitary facilities must be obtained. Permanent monuments to be set at the outercorners of said subdivision. Board approved map of Archer Acres, Section 3, being part of lot 112, with following stipulations: 1. Letter of Credit for improvements must be obtained. 2. Approval of Monroe County Dept. of Health for sanitary facilities must be obtained. 3. Storm Water Drainage District must be approved. 4. Permanent monuments to be set at the outercorners of said subdivision. All members voted in affirmative.

June Yates, Secretary

PLANNING BOARD

June 12, 1962

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

Application of Joseph and Carolyn Wendelgass, Harold Ave., to combine lots 20 and 21 of Block E Riverview Gardens into new lot R-20.

Mr. Crawford presented map and said this results in a single lot of 100 ft. by 120 ft. instead of two 50 ft. wide lots.

No one appeared to speak on this.

Application of Milton and Frances Minges, 4 Miller Dr., to combine lots 19, 20, and 21 Chesborough Park, into new lot R-20.

Mr. Crawford presented map and said each of the three single lots is 66 ft. by 140 ft.. The combination gives 198 ft. on Miller Drive and 140 ft. on Westside Dr. There is a house on lot 20.

No one appeared to speak on this.

Application of Charles A. and Almeda R. Smith, 331 Chestnut Ridge Rd., to combine two parcels described in Liber 1281 of Deeds, page 463, and Liber 2289 of Deeds, page 180, into one parcel known as R-1.

Mr. Crawford presented map and said there are 6 acres or better in this piece of land. A house sits about on parcel 1-A. There is no other way of designating the lots except as in the deeds. Property is between Coldwater Rd. and Golden Rd. Map shows property which has been sold off the original piece.

No one appeared to speak on this.

Application of Arla L. Daily, 3768 Chili Ave., for change of zoning from E residential to B commercial the property described as follows: Beginning at a point in the center of Chili Ave. bounded by great lot 192 on east lot line, great lot 66 on north and great lot 16 on west and south side of said property.

Mrs. Daily presented a petition signed by nearby residents in favor of this request. Mr. Ireland read the petition which will be on file in the Town Clerk's office.

Mr. Drury, 12 Creekview Dr.: I am against granting this change. Last September there was a Planning Board hearing. This piece of property along with another piece was brought up for rezoning. The people attending objected strenuously to granting this. In my opinion, nothing has happened since then to change this. We are still against creeping commercialism which this will foster. This is a small piece of property being changed. The corner is already dirty. The traffic is excessive. I don't see any reason why we should grant a change at this time any more than last September. I would like to ask if there is any way that the people in this area who object to this can be protected against this happening every few months.

Mr. Ireland: There is nothing to prevent anyone making application for rezoning if he wants to.

Mr. Drury: The Planning Board recognized the fact that this residential area needed protection against commercial zone. That is why these properties were left as a buffer zone. Now they are applying to take this buffer zone away from us and extend the commercial right over to our residential area. I don't feel this should be granted. I am entirely in sympathy with selling this property, but they will be moving. We are not. We will be subjected to anything going in there.

Thomas Noonan, 3715 Chili Ave.: I have nothing to add except to state I too don't wish to see commercial encroachment on residential district.

Mr. Knox, 3711 Chili Ave.: The town went to expense to lay out zoning so that we would have commercial in one place and residential in another. I think it is unfair to make any changes.

D. D. Davis: Was that recommended to be commercial by the Planning Board which was hired by the town?

Mr. Ireland: I don't believe so. The commercial there was retained, but there was no additional.

Mr. Druty: The Master Plan did not show that as a commercial zone. Just the existing two pieces of property were left as residential to act as buffer.

D. D. Davis: I point out to the Board that in southwest and south Chili there is only one commercial location where there is a store. In the whole town there is only one other store, the Bungalow, operating at the present time. We are going to have need to pay taxes, to pay for sewers and water. We need commercial locations for stores. We want to see Chili, in the southwest part of town, made commercial to serve the people and help pay taxes. There is only one store in this whole area from North Chili to the Town of Wheatland.

Mr. Drury: Mr. Davis presented exactly the same arguments last September. Nothing has been changed. The people feel North Chili, Southtown and Westgate are preferable to having the zoning changed. If the change is granted, we have no idea of what will go in there. Stores have been implied. As yet no plans have been presented. I don't feel the change in zoning should be granted.

Mr. Ireland: Nothing could go in there not allowable in a commercial district.

Mr. Druty: Anyone interested in a shopping area submits some kind of plans when asking for a variance. Nothing has been submitted here. We have been asked to go along with a zoning change, but anything can go in there. Until we have some idea of what might go in there, most of the people here are strictly against it.

Mr. Styles: I don't think anything as small as this is going to improve any neighborhood. It is too small.

D. D. Davis: There is no buffer zone between this property. My property is 300 ft. right next to commercial. It would be one continuous piece of commercial property if so zoned.

Mr. Kurtz, 15 Creekview Dr.: I object. There is possibility of a store or gas station in there with debris. My back yard faces this. Back of me is owned by Mr. Davis. It is full of weeds and no beauty spot.

D. D. Davis: I just bulldozed up there. We found tin cans, oil cans, cement blocks, which you threw in there.

Mrs. Styles; 29 Creekview Dr.: We already have store on the corner very well patronized. Putting this beyond the feelings of the few of us who live up there, the bigger thing is Chili. It is small. Nothing would do the Town of Chili any good in that little area. For the good of Chili, let us pick a large suitable place. If they have the interchange from the expressway there, that will lessen the size of the property.

Mr. Noonan: You are going to have a shopping center right across the street. That will be much bigger. We don't need any more.

William Stein; 60 Creekview Dr.: I object to this.

Mr. Duplisea, Creekview Dr.: I object. We chose to locate out here to get away from stores.

Mr. Stenglein, 3753 Chili Ave.: I live right across the street from this. In Sept. we stood 4 hours at the meeting. D. D. Davis asked for his house to be commercial. If the property next door is made commercial, then he will want his made commercial. I have a nice home and I don't want to look at little stores. That little bit of tax money will not lower the taxes in the town. There is a 4 million dollar shopping center supposed to be going up. When? The property was zoned, the variance granted, and nothing happens. I oppose this.

Mr. Ireland: We have no control over the builder.

Mr. Davies: Isn't there some way we can be better informed on situations of this kind? The legal notice in the paper is small.

Mr. Ireland said notices were sent out to nearby property owners and secretary read the names of people to whom notices were sent.

The following people voted as opposed to this request:

Don Hoffe, 37 Creekview Dr.

Robert O'Brien, 21 Creekview Dr.

Mr. Reidback, 31 Creekview Dr.

Evelyn Druty, 12 Creekview Dr.

Mr. Vanderwater, 20 Creekview Dr., opposed.: Could there be something set up by the Planning Board that would keep this area residential?

Mr. Ireland: We can't deny anyone the privilege of asking for rezoning at any time. It is illegal for the Town Clerk to deny a person the right to apply. They come to the Planning Board for a hearing, then go to the Town Board for a hearing along with the Planning Board's recommendation. This is Town Law. The Town Board has the final say and there will be an open meeting at that time the same as this. There will be a public notice of that meeting.

D. D. Davis: Everyone adjoining this property on the sides or on the front have petitioned to have it changed. Those objecting here not only object to commercial in this section, but would even have you deny any citizen the right to make application to you.

Mrs. Knox, 3711 Chili Ave.: When we moved here 10 years ago, we believed Mr. Foes when he said he would sell his stand but only the way he would run it. He sold his place just as soon as he had the stand sold. I would like to see that property stay residential.

Carl Strobel, 3743 Chili Ave., opposed.

Mr. Cross, 3746 Chili Ave., opposed.

Mrs. Strobel, opposed.

Wm. Stein, 60 Creekview Dr.: What weight do the names on a petition carry in comparison with people present at a meeting?

Mr. Ireland: Offhand, the names on a petition would carry probably equal weight with people at the meeting.

No one else appeared to speak, and Mr. Ireland declared the hearing closed.

Mervin Boyle of North Chili, N.Y. appeared to discuss with the part of lot 70, John Smith Allotment, TWP2, Range 1, Town of Chili, on Parkway Drive. There was question regarding extending Parkway Drive in front of lot in question. This is a parcel of land to be conveyed by Roberts Junior College. The purchaser of lot directly across the street has agreed to pay half of the water, sewers, etc. Name of Wittingham. The amount of these would be set by the Highway Supt. and the Town Engineer. Mr. Ireland said he would discuss this with Mr. Lusk.

Mr. Andreano of Majestic Heights Subdivision appeared with Mr. Parrone, engineer. Map has been approved by Monroe County Health Dept. Final approval given on map pending approval of Drainage District and furnishing letter of credit to guarantee improvements.

Albert Gerwicks appeared with map of Gerwicks Subdivision, Section 3, which had been approved by the Planning Board on March 3, 1961, for filing. Mr. Gerwicks had not filed the map, and wanted the date changed as it is now outdated for filing.

Angelo Golisano presented map of Chi Paul Gardens, Section 4. This had been presented at an advertised hearing on April 12, 1960. Mr. Golisano said he got ready for 1961, but then his son got sick. Now he would like a permit as he has an offer to sell the whole property. Mr. Ireland said money must be placed in escrow for each house to guarantee connection to sanitary sewer when it is completed, if temporary septic tanks and leach fields are installed.

Mr. Ireland: This presents a problem in that the early parts of this tract were approved before any storm water district was required. This is a small addition to existing tract.

Mr. Dungan asked how much land was there for future development, and Mr. Ireland replied quite a bit. There are probably another 50 lots beyond this. Mr. Golisano said there are altogether 34 more lots, plus these 10. About half of the subdivision is already in. Mr. Dungan said they would almost have to go on the basis of a Storm Water District. Mr. Ireland said all they could consider were the 10 herenow. Mr. McGee is the surveyor. Mr. Ireland said they would let Mr. Golisano know.

Charles Glidden presented a map of King Rd., Section 3, Laurel park Subdivision. He requested permission to relocate a street on his map, transferring the street to between lots 112 and 114, and making present location into lot 107, changing the widths of adjoining lots accordingly. Map consists of 12 lots. The Board agreed to go along with this.

## DECISIONS OF THE BOARD:

JOSEPH & CAROLYN WENDELGASS, - Approved application to combine lots 20 and 21 of Block E, Riverview Gardens into new lot R-20. Members voted as follows: Craw, yes; Walls yes, Brandt yes, Bean yes, Ireland yes.

MILTON AND FRANCES MINGES - Approved application to combine lots 19, 20, 21 Chesborough Park into new lot R-20. Members voted as follows: Craw yes, Walls yes, Brandt yes, Bean yes, Ireland yes.

HARLES A. AND ALMEDA R. SMITH.- Approved application to combine two parcels described in Liber 1281 of Deeds, page 463, and Liber 2289 of Deeds, page 180 into one parcel, R-1. Members voted as follows: Walls yes, Craw yes, Bean yes, Brandt yes, Ireland yes.

ARLA L. DAILY - Board voted to recommend to the Town Board that the following property remain residential: Beginning at a point in the center of Chili Ave. bounded by great lot 192 on east lot line, great lot 66 on north and great lot 16 on west and south side of said property. Members voted as follows: Craw yes, Walls yes, Bean yes, Brandt yes, Ireland yes.

MAJESTIC HEIGHTS SUBDIVISION - Final approval on map pending approval of storm water drainage district and furnishing Letter of Credit to guarantee improvements. Members voted as follows: Craw yes, Bean yes, Walls, yes, Brandt yes, Ireland yes.

ALBERT GERWICKS - Approved change in date of map of Gerwicks Subdivision, Section 3, from March 3, 1961, to June 12, 1962. Members voted as follows: Craw yes, Bean yes, Walls yes, Brandt yes, Ireland yes.

ANGELO GOLISANO: The following restrictions were required for approval of map of Chi Paul Gardens, Section 4: Must follow the new street specifications; increase turn-around to 75 ft. radius; form Storm Water Drainage District; furnish bond or letter of credit for improvements; monuments to be set at outer corners of subdivision. All members voted as follows: Craw yes, Walls yes, Bean yes, Brandt yes, Ireland yes.

June Yates, Secretary

PLANNING BOARD

July 10, 1962

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

Application of Earl Howarth, 9 Yolanda Dr., for approval of Section 1, Brassier Village, Part of Lot 93 John Smith Allotment, Township 2, Range 1, Town of Chili, New York.

Mr. Howarth presented maps to each member for study. Donald Dammond of 205 Chestnut Ridge Rd. and Robert Street of 203 Chestnut Ridge Rd. also were present as being interested in this application. Messrs. Dammond and Street were merely interested in the setback. They were assured the setback would be in line with the present homes. There were no further questions regarding this application. Mr. Howarth's request for this application stems from the possibility of a delay in getting approval of his entire map which was presented to the Planning Board previously and is now before the Town Board.

Application of Thomas Buttarazzi, 10 Adella Circle for approval of Section 5 of Sandy Mount Manor consisting of lots 45 through 52 and 72, lying on both sides of an extension of Adella Circle, Town of Chili, New York.

Mr. Buttarazzi presented maps to each member for study. Mr. Robert Jafske, engineer, represented Mr. Buttarazzi as well. It was their request that over-all approval of the entire scheme be given and final approval of just a certain portion. It was their desire to learn if scheme of overall portion would be approved. Wanted to know if a variance on the setback on all lots in the subdivision would be necessary, as they understood variance had been granted previously. There was a lengthy discussion among board members as to the drainage into existing ditches on the old section. It was pointed out to Mr. Buttarazzi that a Drainage District on this Section of the map must now be established, and that Mr. Buttarazzi must make petition to the Town Board asking them to establish a public hearing for said district.

James Dungan, Town Engineer, read letter dated June 5, 1962, to Sup. Lusk re: customary field inspection.

Mr. & Mrs. Paul Wilcox of Paul Rd., Mr. William Geist of 542 Paul Rd., Mrs. Wilcox's father of Paul Rd. and Mr. DuVall of 44 Adella Circle came forward with enquiries pertaining to the drainage.

Mr. Geist wanted to know if provisions for roads for further development were considered. Mr. Geist also wanted to know where the lowest spot was and if the storm sewers were going to end there or where they were going. Mr. Jafske stated plan on discharging into existing ditches.

Mr. Geist stated ditches have trouble now carrying the water off, and that there was enough water now for Paul Rd. and Adella Circle.

Mr. DuVall stated he had a 14 inch tile and the water runs over the road when a storm comes.

Mr. Buttarazzi stated he had not finished with the grading.

Mr. & Mrs. Wilcox stated if the water does not drain to the road, then it would concern them. Top soil has been removed and the water will not sink down on clay.

Mr. DuVall also inquired as to whether Adella Circle would be a circle. He stated originally Adella Circle was to make a complete circle.

Oliver Perry presented a map of two lots which he has on Union St. which are part of another section and which section was presented to the Planning Board in the fall of 1958 or 1959. He was instructed to show water and sewer lines. Town Attorney to be consulted. as to whether Mr. Perry would be requested to make application for hearing.

Martin Brandt presented a map re: addition to Springbrook



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Subdivision, a, b, c, d, and e. He was instructed to present map showing water and sewer lines and location sketch and map application for a public hearing.

DECISIONS:

EARL HOWARTH granted as being part of the Brassier Village Drainage District and must have approval of the Monroe County Dept. of Health. Members voted as follows: Martin Brandt, yes; Selden Crow, yes; John Walls, yes; Frederic Bean yes; Winsor Ireland yes.

THOMAS BUTTARAZZI - Decision reserved on this application. Mr. Dungan, Mr. Ireland, and Mr. Robert Jafske, to look at situation. Also the Highway Supt.

June Yates, Secretary

PLANNING BOARD

August 21, 1962

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

Application of Edward L. Miller for approval of resubdivision of property at 1003 Coldwater Rd., consisting of 4 parcels, into Parcel A.

Mr. Miller presented map of the property, which is across from Florence Brassier School. He is putting all four pieces of property into one, three fronting on Coldwater Rd. and one in the rear. There is a house on the lot in the middle. Mr. Miller's father-in-law left him a lot 40 ft. wide, making a piece 90 ft. by 150 ft. Then his mother-in-law died willing him one lot 50 ft. by 150 ft. Before the estate was settled, he had the whole thing made 200 ft. deep from the center of the road. There is a two-car garage on the back lot.

No one appeared to speak on this application.

Application of Earl Howarth, 9 Yolanda Dr., for approval of revised map of Section 12, Brassier Village Subdivision, part of lot 93, including lots 1 to 32.

Mr. Howarth appeared with his attorney, Arthur Rosenberg, and presented maps of property.

Mr. Ireland explained this was a revised map because the Town Board didn't want to approve the first map. The Town Board did not approve the drainage district because he couldn't get an easement to run storm water into the next property. The engineer came up with this revised map, in which a few lots are lost. This present plan allows the sanitary sewage to come out to the mains in the highways. Mr. Rosenberg said the other map would have required a pumping station. This way it goes out by gravity.

Mr. Ireland stated that the following lots are too small: 10, 11, 20, 23, 25. He suggested that perhaps the other lots could be shifted to enlarge these to meet the requirements.

Mr. Rosenberg said if they change the contours of the map they will probably have to go again before the Town Board to act on the Drainage district. They created this district and made it subject to the approval of the Planning Board. It would almost be better to lose a lot to meet the requirements than to lose the building season.

There was more discussion regarding this situation. The Town Board made a resolution approving the drainage district provided the map is approved by the Planning Board.

Mr. Ireland informed Mr. Howarth he would have to change the turn-around to the required 150 ft. diameter.

Application of Roberts Wesleyan College for approval of map showing lots A, B, C, D, and E, being a portion of land owned by Roberts Wesleyan College and part of lot 70.

David L. Rogers appeared to represent the college. Map was presented. This is across from the town park in North Chili. They have a party interested in buying the property. They are interested in getting the 5 lots approved.

Mr. Ireland: Who will run the water line through?

Mr. Rogers: There is a hydrant in the vicinity. We wanted to ask your opinion on whether a 2 in. main would be sufficient for the 5 lots. There are two hydrants available to the 5 lots. There would be no property more than 600 ft. from each hydrant.

Mr. Ireland: This is a question that the Town Water Dept. is going to have to answer. Personally, I would think a 2 in. hydrant would be adequate. They might have some reason for wanting a 6 in. main there to even out compression.

The road is an extension of Springbrook over to Union St. The town is putting in a road in exchange for the property for the park. The college will have to put in the water line. Trunk sewer goes right down through.

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There was more discussion regarding the water.

Mr. Ireland: As far as we are concerned, the lots are all right. The water line might have to be resolved by the Water Dept. You might take the matter up with the water dept. or the Supervisor.

Mr. Ireland will discuss with Mr. Lusk whether or not this should be a drainage district.

Mr. Glidden presented map of King Rd., Section 3, Laurel Park Subdivision, consisting of 12 lots. A lot was shifted down the street farther.

Mr. Ireland stated that re-approval of the map is required.

Mr. Glidden presented preliminary map of King Rd., Section 4, Laurel Park Subdivision.

Mr. Ireland will ask Mr. Short regarding location of the road on this property.

Mr. & Mrs. William Wilcox appeared regarding the Buttarazzi property, Sandy Mount Manor, and the drainage thereof. Mr. Ireland and Mr. Dungan will go up and look at the property.

#### DECISIONS:

EDWARD L. MILLER - Board approved resubdivision of Edward L. Miller property, 1003 Coldwater Rd., consisting of 4 parcels, into Parcel A, as per map presented. Members voted as follows: Selden Crow yes, John Walls yes, Frederic Bean yes, Winsor Ireland yes.

EARL HOWARTH - Board approved revised map of Section 2, Brasser Village Subdivision, including lots 1-32, pending the enlargement of lots 10, 11, 20, 23, 25; enlargement of the turn-around to 150 ft. diameter; final approval of the drainage district by the Town Board. Monuments to be set at the outer corners of the subdivision. Members voted as follows: Selden Crow yes, John Walls yes, Frederic Bean yes, Winsor Ireland yes.

ROBERTS WESLEYAN COLLEGE - Board approved map showing lots A, B, C, D & E, being a partion of lot 70. Final decision pending arrangements for the extension of the water line and approval of Monroe County Health Dept. Decision will be made on whether or not it should be a drainage district. Members voted as follows: Selden Crow yes, John Walls yes, Frederic Bean yes, Winsor Ireland yes.

June Yates, Secretary

PLANNING BOARD

September 11, 1962

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

Francis Skelly presented map of Robinhood Acres, Addition #3, Extension of Dauntion Drive, consisting of 18 lots and new street, Robinhood Drive.

Mr. Ireland explained this map has been through the Monroe County Sewer Agency, Monroe County Dept. of Health, the Sewer Agency engineers, and is back before the Board for final approval.

Mr. Ireland informed Mr. Skelly the Town would want 6 prints of this map.

A. Pierce Blake, 515 Bay Rd., Webster, N.Y., presented a map of Tarrytown Rd. property located at the end of Tarrytown Rd., running off Chestnut Ridge Rd. just east of Coldwater Rd. Mr. Blake explained the Western Expressway has picked up some of this property. Lots are built on down to the property which he owns. There is a 50 ft. turn-around at the end of Tarrytown Rd. This is a Chestnut Ridge Subdivision map which was filed January 25, 1926. Mr. Blake had a sketch showing his proposed layout of lots at the end of Tarrytown Rd. There is water and sewers right down to this property which is zoned D residential. The street is 50 ft. wide. If the turn-around were extended with a 75 ft. radius, it would be within 30 ft. of an A T & T cable easement. Mr. Ireland instructed Mr. Blake to leave a copy of the map at his office. Mr. Ireland will then discuss the turn-around problem with the Highway Supt.

Mr. Ireland presented map of Parcels A & B, being part of the property of Oliver Perry, part of lot 51, TWP 2, Range 1, of the J. Smith Allotment in the Town of Chili.

This is property owned by Oliver Perry, located on Union St. The base of Slate Dr. is already in.

Mr. Ireland: We had a hearing on this a couple of weeks ago and suggested Mr. Perry present this new map. Since no time limit is placed on this maps, they hold indefinitely. I have suggested that the Town Board pass a resolution to the effect that if nobody acts on a hearing within a year, it becomes null and void.

Mr. Ireland present map of lots A, B, C, D & E, Extension of Parkway Drive, from the west end of Parkway Dr. to Union St., property owned by Roberts Wesleyan College.

Mr. Ireland: Mr. Rogers brought this map in last month. There was question as to whether or not a drainage district was needed. I took this up with the Supervisor. Inasmuch as there are no drainage facilities except in the street, it is not necessary to make a drainage district of it. The other question was the water line. The Town agreed to put in the road, but not the water line. The water line must be put in by the college from the end of the line on Parkway Dr. over to Union St. The Chili Water Dept. requires a minimum 6 in. line. When this is done, they can go ahead with the lots. It won't be necessary to put in any hydrants because it isn't far enough.

William Wilcox appeared for a short discussion regarding the Buttarazzi property on Paul Rd.

## DECISIONS:

Board approved map of Robinhood Acres, Addition #3, Extension of Daunton Drive. Members voted as follows: Selden Craw yes, John Walls yes, Frederic Bean yes, Mr. Keasling yes, Winsor Ireland yes.

Board approved parcels A & B of the property of Oliver Perry, being part of lot 51, TWP 2, Range 1, of the J. Smith Allotment. Members voted as follows: Selden Craw yes, John Walls yes, Frederic Bean yes, Mr. Keasling yes, Winsor Ireland. This is subject to the approval of the Monroe County Dept. of Health.

June Yates, Secretary

## PLANNING BOARD

October 9, 1962

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

Application of Alton Voke and Evelyn Voke, his wife, residing at 3331 Chili Ave., and Jack Castellana and Angelina Castellana, his wife, residing at 108 Chili Scottsville Rd., Town of Chili, to change the zone of certain lands situate in the Town of Chili, Monroe County, New York, being situate south of Chili Ave., west and east of Chili Scottsville Rd. and north of Beaver Rd., from present classification Residential E to the classification Commercial B, as per map filed in Town Clerk's Office, 3235 Chili Ave.

Robert Wegman appeared to represent applicants and presented map showing property involved. Mr. Wegman stated Wegman Enterprises would like this property zoned commercial to house a shopping center development.

Mr. Wegman: The particular area involved is approximately 40 acres. The reason for this application is they like to pick locations where the population is not built up so that they can come in and do a good job and also have good exits and entrances of roads. As the map indicates, this property is surrounded by 3 roads. The area, we feel, is very adaptable to a shopping plaza. I will be glad to answer any questions. We would start the plaza coming from Chili Ave. and work down facing the plaza west, working to the back lot line. The setback from Chili Ave. would be great. We would hold a 4 to 1 car ratio rather than the 3 to 1 most plazas operate under. This gives good parking facilities.

Mr. Ireland tacked the map to the wall so that the people present could study it.

Mr. Wegman: We don't know how many stores until we get the exact locations. We would start with a supermarket. 40 acres will give plenty of room for the future.

Mrs. Harold Voke, 3373 Chili Ave.: Where will the store be situated?

Mr. Wegman pointed out location on the map.

Mrs. Voke: What is planned for the other side of Scottsville-Chili Rd. extension?

Mr. Wegman: Nothing right now other than to have the land around us.

Mrs. Voke: Are there any approximate number of years before starting?

Mr. Wegman: When we buy anywhere, it is usually from 1 to 5 years in advance of starting. We try to start so that the population can build around us. Beautiful homes surround Ridgemont Plaza. We have 100 acres and the houses came afterward.

Foster Beach, 3372 Chili Ave.: In speaking of Ridgemont Plaza, is that one single parcel or divided?

Mr. Wegman: There is about 100 acres that is a parcel, then another parcels around it from 20 to 30 acres. We just recently acquired 40 acres right across the street.

Mr. Beach: You spoke of extra parcels you have. Are any of them severed by highways?

Mr. Wegman: By Ridge Rd.

Mr. Beach: What type of center would this be?

Mr. Wegman: Similar to those at Eastway, Ridgemont, Newark.

Mr. Beach: This center is similar to those you have built. What do they consist of, number of stores, type of enterprises, etc.?

Mr. Wegman: The average shopping center starts out with a food store usually, then a hardware store, 5 & 10 cent store, any of these, not naming names. Perhaps a dry cleaning establishment, restaurant.

Mr. Beach: That has been your particular pattern?

Mr. Wegman: Yes. Most plazas follow this pattern.

Mr. Beach: Let us go back. On some of these you have constructed, have you had a situation where there is a highway splitting them?

Mr. Wegman: There is the situation on Ridge Rd. where there is land across the street we are not using yet.

Gerald Derleth, 3374 Chili Ave.: In re-zoning this property to commercial, it seems you are going ahead and letting them take the cream of residential property in the town. We have problems arising with water, sewers, schools. There are not enough people tying into them to meet the bond. With that amount of acreage being built into good residential tract of land (60-80 homes) the sewers and water could be tied in. With the school taxes, water and sewer taxes, people can't just come in and buy. We aren't in need of a shopping center such as proposed by Wegmans taking our choice residential property. It would be much more valuable property to the town and the people themselves building it residential than commercial.

Mr. Ireland: It is a question as to whether sewer and water would give more revenue from commercial or residential.

Mr. Ireland: Commercial and industrial pay for water and sewers on the basis of the amount of water used.

Mr. Derleth: Do you feel this would be as much as a development?

Mr. Ireland: If there were a laundromat, that would take a large amount of water. With a center of maybe a dozen stores compared to 70 or 80 houses, it wouldn't necessarily mean the center would pay less than the number of houses. Commercial is metered. When it comes to school taxes, you are way ahead because in commercial and industrial, they don't send children to school.

Mr. Derleth: We seem to be dominating the west side of Chili with commercial. We have a one way street through one town.

Mr. Ireland: Chili Ave. is the main street through the town. Commercial naturally wants to build on the main highways where the most traffic is. It is anyone's right to ask for a hearing for re-zoning.

Mary Derleth: What does Class B commercial mean?

Mr. Ireland: All Class B is commercial and all commercial is Class B.

Mr. Derleth: In 5 years if they decided they didn't think it worth while to build in this spot, they could sell to anyone to be used as commercial?

Mr. Ireland: Once zoned commercial, it can be used by anyone for commercial. This is limited by the zoning ordinance as to what commercial purposes are allowed in a commercial zone.

Mr. Ireland then read aloud the uses permitted in a commercial zone,

Mr. Beach: Do we have commercial B in town now?

Mr. Ireland: All the property along this side of the road up to Paul Rd. back approximately 400 ft. is commercial. Also from the church down to the piece across the street to Paul Rd. Class A is industrial.

Mr. Beach: Have you had occasion to convert from B to A? Do we have industrial property in town now?

Mr. Ireland: Yes. We have several large pieces. There is a large piece south of the railroad between the railroad and Beaver Rd., more along Scottsville Rd.

Mrs. Derleth: What about the railroad tracks? Would Chili Ave. have to be widened to take care of this center?

Mr. Ireland: Chili Ave. itself is going to be widened some day but I don't know when. If extra traffic load necessitated widening, I suppose the State would do so. It is a state road.

Mr. Derleth: Would there be a railroad siding?

Mr. Wegman: That is not allowed under the ordinance.

Mr. Ireland: Things of this nature wouldn't need a siding.

Robert Prather, 101 Chili Scottsville Rd.: We live just across the street on the old Chili Scottsville Rd. and we would be supremely pleased to see this use, knowing the reputation of the Wegman organization. A Center would be appropriate and we would greet it with pleasure and enthusiasm.

Mrs. Voke: Why two shopping centers, one across the road?

Mr. Ireland: Wegman's must think they will have enough business for both or they wouldn't propose this. It is not for us to question whether this is good business for either Wegmans or anyone. It is merely for us to decide whether a shopping center is a suitable thing or a thing that is needed in the area.

Mr. Wegman: We made a fine study of the town both by land and air and this was the location we selected from the whole area, a radius of 10 miles, not just Chili.

Mr. Ireland: Many of you are thinking of this other area across the road which was zoned commercial last spring and wondering why nothing has been done. This is something over which the Planning Board or the Town has ~~any~~ control. After an area is zoned commercial, there is no time limit as to when they start construction.

Mr. Beach: Will any signs be on their property?

Mr. Ireland: Yes, all on their property.

Mr. Beach: What do you mean by a ratio of 1 to 4 cars?

Mr. Wegman: for 10,000 sq. ft. of store space, we find it is proper to allow 40,000 sq. ft. of parking area. The national ratio is 3 to 1, we build 4 to 1, an extra car per square foot of storage space.

Mr. Beach: Are you going to face on Hill Avenue?

Mr. Wegman again pointed out on the map the proposed location of the first store etc. There is nothing in mind for across the street as yet.

In answer to a question regarding a service station, Mr. Ireland stated a special permit was required for this. Mr. Wegman said they have one at Ridgemont.

Mr. Beach: Have any housing developments sprung up around these plazas?

Mr. Wegman: Down on Dewey Ave. where Northgate is located Mr. Schantz has built a complete section of houses right up to our back lot line. He had no trouble selling them. At Ridgemont, Pepperidge built \$25,000 and \$35,000 houses with back yards going into our black top.

Mr. Beach: How is it zoned in Greece?

Mr. Wegman: We went in about 5 years ago. There were no homes to speak of in the area except that tract of 400 homes across the street. Out there we have about 400 acres zoned commercial. There are applications for 300-400 homes right now. We brought the developers in.

Mr. Beach: Will this plaza be back from Chili Ave.?

Mr. Wegman: At least 400 ft. from Chili Ave. We will go as close as permitted by the ordinance to the rear lot line. All the area in front would be parking.

Mrs. Beach: Has the Planning Board ever gone to other towns and looked into the situation to see what has happened in regard to these shopping centers?

Mr. Ireland: I am familiar with Northgate, and what Mr. Wegman has said about Ridgemont is true. In Northgate, they are not as expensive houses, but the whole shopping center is surrounded by residential homes built entirely since the shopping center was built. It doesn't discourage housing.

Mr. Wegman: Northgate is a crowded shopping center now. That is why our request is to get a large plot of land. We try to work in advance of developers.

Mrs. Harold Voke wondered why their particular property was excluded and Mr. Ireland said it could have been included but no request was made for this. However, they can ask for it to be re-zoned commercial at any time.

Mr. Wegman: This particular plot satisfies our needs right in the beginning.

An inquiry was made regarding how many stores and what kind.

Mr. Wegman: Grocery, bak shop, hardware store are the normal stores in a shopping center. This would be a normal shopping center development. I think on this no one can answer exactly.

It was mentioned that these things have already started up here in the neighborhood.

Mr. Ireland: It is within the province of the Town or the Planning Board to decide whether this is needed or that is needed. If some business wants to invest money in some type of commercial enterprise in the town, it is not up to us to say we don't need it.

Mr. Derleth: If it is re-zoned west of Chili Scottsville Rd., you have got your foot in the door, and in the future you could go right up to the point.

Mr. Wegman explained they are buying extra land for life insurance.

Mr. Beach: On these shopping centers, do you light the parking areas?

Mr. Wegman: Yes. They operate on a clock, probably on until 11:00 P.M. Ridgemont is on until 10:00 P.M. They would not normally be lighted on Sunday.

Mr. Beach: Illumination hurts residences.

Mr. Wegman: The type of lighting used now is different. It would cover the entire parking area, the most modern type of lighting.

Mrs. Derleth: How do you know whether we approve or disapprove of this plaza?

Mr. Ireland: We can get an idea from statements made. Anyone who approves or does not approve is free to get up and say so.

Mrs. Derleth: I do not approve.

Mr. Derleth: In your survey of this property, and speaking of \$30,000 homes right up to the black top, where do you picture any such development on this property? You have the best property going on your development. Where is a man going to come in?

Mr. Wegman: That is not what we worry about. When we develop a plaza, it does not hurt the surrounding areas because the builders build right up around it. This is not prime property, some of it is 5 ft. lower than the new Chili Scottsville Rd. If a builder came to us and wanted land, we could put in a request to the town to change the property across the street not being used for the development back to residential.



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Mr. Beach: Do you contemplate building homes in that area?

Mr. Wegman: No, we would sell to a developer.

Mrs. Grover: In this area you don't plan to develop immediately, do you expect to keep that clean and weed free? The Loblaw property is terrible, all grown up into weeds.

Mr. Wegman: If you drive into Ridgemont by 10:00 A.M. you won't see a thing. It is kept clean and neat to protect the area.

Mrs. Grover: It will grow up into weeds if nothing is done.

Mr. Wegman: We won't allow it to become disreputable.

Mr. Derleth: Do they run cleaning equipment all night?

Mr. Wegman: They start at 8:00 or 9:00 P.M. at Ridgemont and by 10:00 A.M. it is all cleaned up.

Mr. Beach: From your experience in building and the acres you have here, what would be the number of stores that you would be able to put there?

Mr. Wegman: That is a difficult question to answer. It depends on the people interested. You may have one who wants 100,00 sq. ft., maybe in another plaza 10 stores would occupy this much space. However, we just finished a plaza in Brockport, 4 stores with a Wegman's. We have to have leases before we get into a plaza. It would be suicide to try to do business by ourselves.

Mrs. Derleth: What would be the difference in our taxes?

Mr. Ireland: That would be a guess. It wouldn't raise them. If anything it would lower them, but not enough to notice. They are assessed a certain percentage of the value of it. This helps a good deal on property tax, but especially on school tax, because they pay a school tax but they don't send any children to school. This is in the Churchville Chili School District.

Mrs. Derleth: It is just do we people in the town need it and want it or not. I don't want it.

Mr. Derleth: We have a town board, a water board, and a school board.

Mr. Ireland: We have no water board, we have a Town Water Dept.

Mr. Derleth: We can interest people in building or buying out here. We should call a general town meeting and get people in the town out to get people interested in buying and pay off the bonds before we think of shopping centers. Young people can't pay 80 - 100 dollars per month for a home.

Mr. Ireland: Our town is no worse than any other town. Chili is not alone in this.

Mr. Derleth: I purchased 6-7 years ago. Property was all residential then. It is good property and now they want to change it to commercial. That doesn't help the home buyer today. They are looking to the future. They don't buy today and sell tomorrow. Those homes can be sold but not to the class of people the town would want in.

Mr. Ireland: The town has no right to restrict anyone.

Mr. Wegman: From figures published in a nation wide study, if a shopping plaza is available to service an area, people won't drive over a three mile radius to take care of groceries, etc. In Greece, Ridgemont and Northgate are 6 miles apart. There is one at Stone Ridge and between the three of them a new one will be a Mt. Read and Maiden Lane. That will be 5 in that one area. 2-3 miles is as far as they are going to draw people.

Mr. Dungan: As far as drawing people from the city to the Town of Chili, if you have talked to city people, they are not inclined to walk to the store. Houses built up around shopping centers are filled by city people who can't afford to buy two cars. Builders will find property.

Al Storey, 18 Starlite Dr.: I am involved in insurance around the city. In all shopping areas being built there is new housing surrounding them. Paddy Hill is right across the street from a plaza. They are one of the first selling places. Home sales are picking up. This would give the town a center which is what the town needs.

Mr. Beach: Northgate about 10 years ago was open land. Now there are gas stations, drive-ins, groceries.

Mr. Wegman: Heritage Homes adjoining our development on Maiden Lane, \$25,000 to \$30,000 homes.

No one else appeared to speak on this and Mr. Ireland declared this hearing closed.

Application of Charles S. Glidden, 4358 Buffalo Rd., for approval of revised map of King Rd., Section 3, Laurel Park Subdivision, part of lots 88 and 89, John Smith Allotment, Township 2, Range 1, Town of Chili.

Mr. Glidden presented map showing changes requested by the Planning Board requested at a previous meeting. Original map was approved on June 21, 1962. Present map shows change in location of street and addition of 4 lots. For purposes of drainage, the board requested Mr. Glidden acquire a 10 ft. easement on lot #108.

No one appeared to speak on this application.

Application of Earl R. Howarth, 9 Yolanda Dr., for approval of map of Brasser Village, Section 2, part of Lot 93, consisting of 25 lots, #8 through #33.

Mr. Howarth presented map showing corrections as requested by the Planning Board at a previous meeting. All lots now meet the zoning requirements.

No one appeared to speak on this application.

#### DECISIONS:

It was the decision of the Planning Board that recommendation be made to the Chili Town Board to change the below described property from Residential E to Commercial B:

Property of Alton Voke and Evelyn Voke, Jack and Angelina Castellana, consisting of certain lands situate in the Town of Chili, Monroe County, N.Y., being situate south of Chili Ave., west and east of Chili Scottsville Rd. and north of Beaver Rd. from present classification Residential E to classification Commercial B, as per map filed in Town Clerk's office, 3235 Chili Ave., Rochester 24, N.Y.  
Members voted as follows: Mr. Bean yes, Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Ireland yes.

CHARLES GLIDDEN - Approved revised map of King Rd., Section 3, Laurel Park Subdivision, part of lots 88 and 89, John Smith Allotment, Township 2, Range 1, Town of Chili, with following stipulations:

1. Must have approval of Monroe County Dept. of Health. 2. Form Storm Water Drainage District. 3. Monuments to be set at outer corners of approved subdivisions. 4. 10 ft. easement required on east side of lot #108. Members voted as follows: Mr. Bean yes, Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Ireland yes.

EARL HOWARTH - Approved map of Brasser Village, Section 2, part of Lot No. 93, consisting of 25 lots, #8 through #33, with following stipulations:

1. Must have approval of Monroe County Dept. of Health. 2. Storm Water Drainage District must be formed. 3. Monuments to be set at outer corners of approved subdivisions. 4. Must furnish letter of credit for improvements. Members voted as follows: Mr. Bean yes, Mr. Craw yes, Mr. Walls yes, Mr. Keasling yes, Mr. Ireland yes.

June Yates, Secretary

## PLANNING BOARD

November 13, 1962

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

Application of Eugene Evangelist, 2707 Clover St., Pittsford, N.Y., for approval of resubdivision of lots 7, 8, 9 Westside Dr., into lots R7, R8, R9.

Mr. Evangelist presented map of the property, which the Board studied. No one appeared to speak on this application.

Application of John Walls, 1803 Scottsville Rd., for approval of map showing resubdivision of lots 70 to 178 inclusive, 186 to 198 inclusive, 201 to 259 inclusive, 260 to 296 inclusive, 297 to 353 inclusive, 358 to 446 inclusive, together with those streets on which these lots front, namely Rural Dr., Arrow Dr., Indian Trail, Deerfield Dr., and portions of Greyson & Jemison Rds., all in Riverdale Tract, into new Lot R-200.

Mr. Walls appeared and presented map. Mr. Walls pointed out to the Board that he had just become title to the property and his reason for this request was to prevent someone from building on the small lots as approved approximately 37 years ago. He pointed out that by making this piece of property one lot, a new builder would have to file a map and the lots would have to conform to the present zoning regulations.

No one appeared to speak on this application.

Application of A. P. Blake Jr., 515 Bay Rd., Webster, N.Y. for approval of resubdivision of lots 43, 44, 45 and 67, 68, 69, 70, formerly Chestnut Ridge Acres, into four lots to be known as Tarrytown Heights, lots R-43, R-44, R-67, R-68.

Mr. Blake Jr. presented map and went over it with the Board members. It was pointed out that the number #69 mentioned in the legal notice was correct. Copies of notice which members received referred to #68. Ralph Kintems of 35 Tarrytown Dr. appeared and wanted to know if circle is going to be moved back, what provision would be made for returning land. In other words, he wanted to know what would be done with the present circle now blacktopped. Supt. of Highways stated blacktop on circle would be broken up. Two catch basins and culvert to be installed to carry water well behind Mr. Kintems' house. Mr. Ireland pointed out that part of the land involved is a matter between Mr. Blake and Mr. Kintems.

Mr. Ireland asked Mr. Blake if he had been before the Zoning Board and Mr. Blake replied no, subject to the Planning Board's approval he will go before the Zoning Board.

Mr. Dungan inquired about the drainage and Mr. Blake showed him a topographical map. Mr. Dungan also asked Mr. Short if he would go along with the 50 ft. radius. Mr. Short replied it was O.K. Mr. Dungan also inquired about the frontage and setback lines. Mr. Blake stated houses would be kept in line with those now there.

No one appeared to speak on this application.

Application of Harold Voke, 3373 Chili Ave., for rezoning of part of Town Lot 186, south side of Chili Ave., #3373, lot size 135 ft. by 290 ft., located in E residential zone to commercial.

Mr. & Mrs. Voke were present and presented a sketch of the parcel of land involved, which they are requesting to be included in the large piece which has already come before the Board.

Mr. Ireland pointed out to the Board members that Mr. & Mrs. Voke were surrounded by commercial now.

Charles Loomis, 3370 Chili Ave., stated he was in favor of this request. However, he stated when the time comes for this to be commercial, he wanted a stipulation that it would be blacktopped because of dust.

No one else appeared to speak on this application.

Charles Glidden presented his map which had been approved for King Rd., Section 3. As the zoning regulations had changed since the time the map was filed to the present time, it was suggested that Mr. Glidden file Section 3 and make a resubdivision of Section 3. A lengthy conversation took place regarding Section 3, and it was the consensus of the Board members that Mr. Glidden do the following:

1. File Section 3 Laurel Park.
2. Make new map of Section 3 showing resubdivisions of lots 106 through 110 and elimination of proposed street.
3. Make new map of remaining frontage on north side of King Rd. showing lots to conform with present Zoning Ordinance, and openings for two proposed streets.

**DECISIONS OF THE BOARD:**

**EUGENE EVANGELIST:** Board approved resubdivision of lots 7, 8, 9 Westside Dr., into lots R7, R8, R9. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Bean yes, Mr. Ireland yes.

**JOHN WALLS:** Board approved map showing resubdivision of lots 70 to 178 inclusive, 260 to 296 inclusive, 297 to 353 inclusive, 358 to 446 inclusive, together with those streets on which these lots front, namely Rural Dr., Arrow Dr., Indian Trail, Deerfield Dr., and portions of Greyson Rd. and Jemison Rd., all in Riverdale Tract, into new lot R-200. Members voted as follows: Mr. Craw yes, Mr. Ireland yes, Mr. Bean yes. Mr. Walls withdrew on this vote because he is owner of the property.

**A. P. BLAKE, JR.** - Board reserved decision on this application until Mr. Dungan and Mr. Ireland look at the property involved.

**HAROLD VOKE:** Board made recommendation to the Town Board that the following property be changed from E residential to commercial: Town Lot 186, 3373 Chili Avenue, 135 ft. by 290 ft. Members voted as follows: Mr. Craw yes, Mr. Bean yes, Mr. Walls yes, Mr. Ireland yes.

June Yates, Secretary

PLANNING BOARD

December 11, 1962

The meeting was called to order, and roll was called with the following members present: Selden Crow, John Walls, Frederic Bean, Ernest Keasling, and the Chairman, Winsor Ireland. Also present was the Town Engineer, James Dungan.

Application of James Harper for variance to rezone to industrial property on Ballantyne Rd. described as follows: All that tract or parcel of land situate in the Town of Chili, County of Monroe, State of New York, and being a triangular piece of land lying between Buffalo, Rochester & Pittsburg Railroad, the Big Black Creek, and one Marlin's line, containing approximately 17.79 acres of land, excepting that portion of land 100 ft. by 100 ft. located along the south side of Ballantyne Rd. owned by the Rochester Gas & Electric Corp. James D. Andrews, Attorney, appeared to represent James Harper.

Mr. Andrews presented map showing location of property and elevation.

Mr. Andrews: The owner of the property is present here tonight. We were hoping that the prospective purchaser, Joseph Harder, in the lumber business, could also be present. The president of the firm, located in Pittsburgh, was killed, so there has been an unusual amount of business. The Automobile Club advised against his trying to make the trip. This is an organization which has building material supply businesses in several cities and wish to buy this property if the rezoning goes through. This property is located along the west side of the B & O Railroad at the intersection of Ballantyne Rd. There are approximately 4.7 acres on the south side coming to a point, approximately 11.8 acres going up to Black Creek, making a triangle, with the exception of a small parcel owned by the Rochester Gas & Electric Corp. Until the dam was built, this was subject to flooding. The back part is swampy and rather low. In looking at the property, the elevation in one section is approximately 8 ft. above the elevation at another point. This means it would be impractical to put residences in there. The bottom of the wheels of engines coming along the railroad would be approximately 8 ft. above the level of the low land. As far as farming, a small part of it is farm, but there is an area of woods. It is not economical for farm land. The project which the building materials company has in mind is a substantial one and would present a worth while picture as far as the tax situation is concerned. There would be a main building about 125 ft. by 200 ft. Additional buildings which would be smaller would cover about the same total number of square feet. There would be a total investment eventually of as high as \$300,000.00. The main building would be on the south side of the road with probably an auxiliary building along the railroad siding. As business develops there would be an auxiliary building or two on the north side of the road. We are presenting this on the basis of this being a situation where it not practical to use the property for residential purposes. The land is low, 8 ft. below the railroad, and is different from the land up the road on either side. This is a fitting use for the property. The land on the west side of the railroad at that point is industrial. The flight pattern of the proposed jet runway coming down toward Paul Rd. will be coming close over this property.

Mr. Ireland: Is this a retail lumber business?

Mr. Harper: Yes. The original setup will be so much building material a year.

Mr. Ireland: Will this be something similar to Wick's, a cash and carry?

Mr. Harper: I think so.

Mr. Andrews: It would seem on the face of it to be primarily commercial as far as operation.

Charles Elphick: The legal notice states this request as a variance. Is this a variance or is it rezoning?

Mr. Ireland: There is a mistake in the legal notice. The word "variance" should not be included. This is rezoning.

Mr. Elphick: How is the area west of the B & O zoned now?

Mr. Ireland: EE, which is farm land, essentially.

Mr. Elphick: Is it the Town's intention to zone all EE property in this fashion or is there a chance that this request would establish a precedent for a wider area?

Mr. Ireland: I assume you mean spot zoning, out in the middle of something else. This piece adjoins existing industrial and so is viewed in a little different light than if someone were farther down Ballantyne Rd. Something else to take into consideration is whether the land is suitable for residential. It is quite obvious that land is not suitable for farming. Something different has to be done with it. Whether it is suitable for residential or not is something we have to decide, or whether not suitable for industrial.

Mr. Elphick: It was pointed out that R.G. & E. is zoned industrial. That is given as one reason for going across the track for this piece. This could creep westward. The town should have some overall plan.

Mr. Ireland: We have an overall plan, but we can't see into the future. If anyone wants to ask for rezoning, he can. We have to decide whether that is the thing to do or not.

Mr. Elphick: It is true that piece of land is not satisfactory for residences at the moment. I am wondering just what happens up the line. If it is in the mind of the Board this area is already committed to industrial. I would like to spend my remaining years in comfort. Is it known whether there is sawing and planing involved?

Dr. Andrews: This stuff is being shipped in in carload lots. They will sell everything as is, cash and carry, and let the people take it to their cars.

Mr. Andrews: There is no question but what the Town has to keep a comprehensive zoning plan in mind when they make any changes. One reason for this piece of land is the presence of the railroad and the present existing industrial land. In the Town of Henrietta where there is a railroad going across a road, they have an area 1000 ft. either way zoned commercial or industrial, depending on the area. This piece of land could literally be used to square off industrial property they have.

Mr. Elphick: I sympathize with Mr. Harper's desire to take advantage of an opportunity to move this property. Having been long established over there, where they have generally improved in the last 30 years with water control, type of residences, etc., I am reluctant to see my personal peace and comfort imposed on. Mr. Harper wants this. Consideration should be given to those who have been established and whether this is an imposition to the people long established. I am 3/10 of a mile from this, east of the railroad. I have been there since 1932. The R. G. & E. plant was a little different from this. I am 1/2 mile from R.G. & E. which owns 100 ft. along the railroad on the east side.

No one else appeared to speak on this application.

Application of Walter J. Regan for approval of map of Walter J. Regan Subdivision, Section 1, situate in the n. w. corner of lot 18 of the Fitzgerald Allotment, Town of Chili, Lots 1 through 8. Map approved at Mr. Regan presented map, consisting of 8 lots. Board studied the map.

Mr. Ireland pointed out Lot #8 isn't wide enough and informed Mr. Regan he could either omit the lot or ask for a variance on it. Mr. Regan replied he would just as soon omit it.

Map was discussed with the Town Engineer.

No one appeared to speak on this application.

Application of resubdivision of King Rd., Section 3R, Laurel Park Subdivision, Part of Lot 89, John Smith Allotment, Town of Chili.

This map was previously studied by the Board. A road was taken out of the original map and the lots were moved down. This is resubdivision map of Section 3, Laurel Park Subdivision.

No one appeared to speak on this application.

Mr. Glidden then presented to the Board map of Section 4, Laurel Park Subdivision. Mr. Ireland explained Mr. Glidden had obtained a variance to make these lots 171.75 ft. deep to conform with the others. He was advised a drainage district would have to be formed for this Section 4.

Mr. Dungan: I would like to make a comment I have made before. These new subdivisions should have easements of 10 ft. in front, 10 ft. in rear, and 5 ft. at the side for public utilities, etc. This just gives the town that control if they need it.

Mr. Glidden then presented map of King Rd. Subdivision, Section 2A, consisting of lots 22, 23, the last two lots on the south side.

Mr. Ireland explained they didn't know whether these two lots were included in Section 2 or not. Mr. Ireland will check the minutes of June 14, 1960, to ascertain this fact.

Mr.  
Chairman  
Recorder

Mr. Glidden then presented map of resubdivision of Charles S. Glidden property which includes the balance of Charles S. Glidden property on Buffalo Rd., lot #20 Fairview Subdivision, and parcel on Union St., intending to combine parcel assessment #2052-200 with parcel assessment #117-505, being part of lots 88 and 70, John Smith Allotment, East Pultney, Town of Chili, dated May 7, 1960.

Mr. Glidden raised the question as to what is commercial at the corner of Buffalo Rd. and Union St. Mr. Ireland obtained the zoning map book but could not ascertain whether this property was commercial. Mr. Ireland said he would find out about this property as to whether or not it is commercial and let Mr. Glidden know.

Mr. Pudup of Paul Rd. appeared and presented pictures of property adjoining Thomas Buttarazzi's subdivision of Adella Circle. There was discussion regarding the drainage problem in that location. Mr. Dungan pointed out this is not in a drainage district or a subdivision yet. The Board felt Mr. Pudup should see his attorney.

Don Slate presented a preliminary plan #3 on the north side of Chili Ave., the old Carpenter Farm, consisting of 6 road front lots. Board studied map. Mr. Ireland pointed out that the lot on the end was only about 14,200 sq. ft., while the requirement for E zone is 15,000 sq. ft. He suggested perhaps Mr. Slate could get a variance.

#### DECISIONS:

JAMES HARPER: Board made recommendation to the Town Board to rezone to industrial, property on Ballantyne Rd. described as follows: All that tract or parcel of land situate in the Town of Chili, County of Monroe, State of New York, and being a triangular piece of land lying between Buffalo, Rochester & Pittsburgh Railroad, the Big Black Creek, and one Marlin's line, containing approximately 17.79 acres of land, excepting that portion of land 100 ft. by 100 ft. located along the south side of Ballantyne Rd. owned by the Rochester Gas & Electric Corp. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Bean yes, Mr. Keasling yes, Mr. Ireland yes.

WALTER REGAN: Board approved map of the Walter J. Regan Subdivision, Section 1, situate in the n. w. corner of lot 18 of the Fitzgerald Allotment, Town of Chili, Lots 1 through 7, with the following stipulations: Must form Storm Water Drainage District; Monuments to be set at outer ~~xxx~~ corners of subdivision; Must have approval of the Monroe County Dept. of Health. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Bean yes, Mr. Keasling yes, Mr. Ireland yes.

CHARLES S. GLIDDEN: Board approved map of resubdivision of King Rd., Section 3R, Laurel Park Subdivision, Part of lot 89, John Smith Allotment, Town of Chili. Members voted as follows: Mr. Craw yes, Mr. Walls yes, Mr. Bean yes, Mr. Keasling yes, Mr. Ireland yes.

June Yates, Secretary