

Adopted Minutes

TOWN OF CHILI CONSERVATION BOARD

July 10, 2023

Present: Larry Lazenby (Chair), Dick Schickler, Carolyn DeHority, Matt Sinocola, Pat Tindale, Mark DeCory (Town Board Liaison).

Absent: Bill Steimer, Jill Fornarola.

Guests: Zoi Christanis (31 Hubbard Drive) and Linda Schmalfuss (35 Attridge Road)

Meeting was called to order at 7:05 pm by Larry Lazenby.

Approval of Minutes of June 5, 2023.

Motion to approve the minutes as written was made by Matt Sinocola and seconded by Dick Schickler.

Passed unanimously.

Liaison Reports:

Town Board:

Mark DeCory reported that the budget process for 2024 is underway.

Monroe County Environmental Management Council:

The EMC does not meet during the summer.

PUBLIC HEARINGS:

1. Application of Gizzi Real Estate Holdings LLC., 3850 Buffalo Rd., Rochester, New York 14624 owner; for preliminary subdivision approval of 2 lots into 1 lot at property located at 4415 Buffalo Road (lot 1) and 4423 Buffalo Road in RM District.

Not applicable to the Conservation Board at this time. Motion made by Pat Tindale and seconded by Matt Sinocola.

Passed unanimously.

2. Application of Gizzi Real Estate Holdings LLC., 3850 Buffalo Rd., Rochester, New York 14624 owner; for preliminary site plan approval to construct a 4,050 sqft. Medical office building at property located at 4415 Buffalo Road (lot 2) in GB District.

Not applicable to the Conservation Board at this time. Motion made by Dick Schickler and seconded by Carolyn DeHority

Passed unanimously.

3. Application of Gizzi Real Estate Holdings LLC., 3850 Buffalo Rd., Rochester, New York 14624 owner; for preliminary site plan approval to A.) construct three 2-story residential multiple-family buildings with 20 units. B.) convert existing 2-story medical building into 12 residential multiple-family units at property located at 4415 (lot 1) and 4423 Buffalo Road in RM district(s).

Not applicable to the Conservation Board at this time. Motion made by Larry Lazenby and seconded by Pat Tindale. **Passed unanimously.**

After reviewing the landscape plans for the first time, the Conservation Board has the following recommendations:

1. The Conservation Board would like to see the arborvitae row south of Townhouse 3, continue east, around the bend to provide better screening. We would also like to see additional arborvitae planted along the southern property line, south of Building 4.
2. For a project of this size, the final plans should be stamped by a Licensed Landscape Architect.
3. The arborvitae should be 6 feet tall to comply with Chili Town Code.
4. We would like to see a 3-4 foot berm between the eastern bioretention area and the adjacent homeowner's property to the south.
5. We would like to see another berm between the western bioretention area and the fence.
6. What does the abbreviation LS indicate on the landscaping plan? LS does not appear in the legend.

Larry Lazenby made a motion to accept the above recommendations and it was seconded by Dick Schickler.

Passed unanimously.

DISCUSSION:

1. Application of Cook Properties, Jeffery Cook, 90 Air Park Drive, Suite 400, Rochester, New York 14624, Superior Homes CP-LLC, owner; for a recommendation for Incentive Zoning from GB to LI with Incentive Zoning at property located at 50 Air Park Drive, Rochester, New York 14624 in GB district.

Not applicable to the Conservation Board at this time.

2. Application of King Park 2022, LLC (Andrew Viera), PO Box 170, North Chili, New York 14514, owner; for preliminary site plan approval to construct a total of eight buildings (six buildings 80' wide by 200' long and two buildings 80' wide by 100' long) at property located at 30 King Road in LI district.

Not applicable to the Conservation Board at this time. The Conservation Board would like to see proposed landscape plans. Motion made by Pat Tindale and seconded by Matt Sinocola. **Passed unanimously.**

OTHER BUSINESS:

- 1) Larry Lazenby reported that NY State is going to ban neonic pesticides, which endanger pollinators.
- 2) Larry showed the Board the mockup for the 8"x10" plaque for the memorial tree for Ilze Bullwinkle which has been planted at the Community Center. The background will be black with silver engraving. Larry will send an e-mail with the mockup, along with his address, to Conservation Board members who will then have the opportunity to contribute to the cost of the plaque.

Motion to adjourn was made by Dick Schickler and seconded by Pat Tindale
Passed unanimously.

Our next meeting will be on August 7, 2023.

Respectfully submitted,
Carolyn DeHORITY
July 10, 2023

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