

Town of Chili Conservation Board
Adopted Meeting Minutes

December 4, 2023
7:00 pm

Attendance:

Present: Larry Lazenby, Pat Tindale, Jill Fornarola, Matt Sinacola, Carolyn DeHority, Bill Steimer, Mark DeCory (Town Liaison)

Absent: Richard Schickler

Guests: there were no guests at tonight's meeting.

Tonight's meeting was called to order at 7:00 pm by Chairperson Larry Lazenby. Draft Meeting minutes from the November 6, 2023 meeting were reviewed. There were no corrections or revisions noted. A motion to approve the meeting minutes as amended and noted above was made by Pat Tindale and seconded by Bill Steimer. The board voted unanimously to approve the minutes.

There are no guests.

Town Liaison Report: Mark DeCory. Mark noted that it is a quiet time of year. There is not a lot going on but the 2024 budget was approved.
(MCEC) Monroe County Environmental Council:

Larry Lazenby reported that the MCEC meeting was very long. The agenda consisted of one very good presentation by Waneta O' Brien, Executive director of Rochester Accessible Adventures, located at 2165 Brighton Henrietta Town Line Road. This organization promotes adventures for people with disabilities. This was a very enthusiastic presentation and was inspiring. The presentation emphasized good coordination with other organizations and programs with similar goals in the region. Anyone on the committee can bring up a topic for MCEC presentations. The executive committee considers the proposals for speakers and approves the presentations in advance.

GUEST COMMENTS:

None, there were no guests at tonight meeting.

REVIEW OF SCHEDULED PUBLIC HEARINGS:

Town of Chili Planning Board Agenda, dated December 12, 2023.

1. Application of Daniel Thomas.

For preliminary site plan approval for the construction of three buildings (15,000 SF) located at 296 Fisher Road. RA-10 District. Design plans by Engineer Land Tech, were reviewed by the board. Project involves possible leasable space for office space in three buildings. Landscaping plans were reviewed. Proposed are 14 white spruces, mixed with Norway spruce. Trees are proposed to be 6 to 8 feet tall. 10 brilliant service berry plantings are proposed. The design plans do not have a landscape Architects stamp. The buildings are proposed to be single story on slabs. If the applicant is constructing office space, then there should be some foundation plantings along the frontage / entrance side of the buildings, A cost estimate for the total cost of the project is needed. The value of landscape plantings installed should be equal to 1% of total project cost. The Conservation Board would like to see plans stamped by a licensed landscape Architect.

Board Action: Motion made by Jill Fornarola on above recommendations: Office building should have foundation plantings installed along the front or entrance side of the buildings. The total value of the paintings should be equal to 1% of the total project development cost. A total project cost estimate should be provided. The Conservation Board would like to see the design plans signed by a licensed landscape architect. The motion was seconded by Bill Steimer. The motion was passed unanimously with the remaining members of the board.

2. Application of Cook Properties; 90 Airpark Drive Suite 400.

Preliminary site plan approval for "Airpark Self Storage" Self-storage facility, Design plans by Thornton Engineering LLC were reviewed. The proposal is to convert an existing building at 50 Airpark Drive to a climate-controlled storage facility and sales office. Also proposed is to construct 6 new self-storage buildings. There is no licensed architect stamp on the plans. There is no landscaping shown on the design plans. The Conservation Board would ask that if there is no landscaping proposed for this site that a value amount of 1% of total cost of project be directed to the Town of Chili Landscaping fund. A total project cost estimate needs to be provided. If Cook Properties would like to add plantings around the self-storage buildings, the board will need to see that on the landscape design plans. If they do not do that the board wants to know the cost of the project. 1% of project cost be provided to Twon of Chili Landscape Fund.

Board Action: Motion made by Bill Steimer, The Chili Conservation Board would like to see a total project cost estimate and signed plans by a licensed landscape architect. Otherwise, the applicant should provide funding to the Chili Landscape Fund in an amount equal to 1% of the total project development cost. The motion

was seconded by Carolyn DeHority. The motion was passed unanimously by the remaining members of the board.

3. Application of King Park 2022, LLC, Andrew Viera
Application of King Park 2022 LLC, P.O. Box 170 North Chili NY 14514. For a special use permit to allow the use of the similar character buildings to be leasable spaces at the property located at 30 King Road.

Board Action: Not applicable to the Conservation Board at this time. Motion made by Larry Lazenby and seconded by Jill Fornarola. The motion was passed unanimously with the remaining members of the board.

4. Application of King Park 2022, LLC, Andrew Viera
Preliminary site plan approval for property at 30 King Road to construct (8) eight commercial buildings to be leasable spaces at the property located at 30 King Road. The Conservation Board has reviewed this application before and has recorded that plantings should be provided on the area facing King Road. Foundation plantings should be installed on the building sides facing the road. These recommendations were made during July 2023 and subsequent meetings. The Conservation Board has not seen any landscape design plans. Landscape design plans should be stamped by a licensed landscaped Architect.

Board Action: Motion made by Larry Lazenby, Foundation plantings should be provided along the sides of the buildings facing the road. Landscape design plans stamped by a licensed landscape architect need to be provided. Motion was seconded by Jill Fornarola. The motion was passed unanimously with the remaining members of the board.

5. Application of Bruce Blankenship: Discussion Item.
For preliminary site plan to construct a 4,368 sq. ft. building at the property located at 3504 Union Street. Brief board discussion about possible pole structure. The board stressed that if this proposal advances members would like to see landscape design plans stamped by a licensed landscape architect, including screening plantings for this very visible property.

Board Action: Non applicable to the Conservation Board at this time. Motion made by Jill Fornarola, The Conservation Board would like to see landscape design plans stamped by a licensed landscape architect, including screening plantings for this very visible property. Motion was seconded by Carolyn DeHority. Motion was passed unanimously by the remaining members of the board.

OTHER BUSSNESS:

Larry Lazenby reported input from the Town Board regarding future meeting minutes from the Conservation Board. This is relevant to the recording secretary.

In the future, do not refer to former recommendations or actions recorded by the Conservation Board, without specifying and repeating the language again. This will allow other boards to consider the recommendations without having to look up the former minutes. This applies to specific recommendations pertaining to applications before the planning board.

Tonight is Pat Tindale's last meeting. Her term with the Conservation Board ends at the end of December. A letter of resignation is not required, but Pat issued one anyway. Pat started her service on the Conservation board in 1998! The board is very appreciative of her years of dedication to the Town of Chili. We will miss her informative and insightful contributions to the board's proceedings. Mark Decory asked the board members to recommend anyone we might know of to fill the vacant position. There was a short brainstorming session trying to think of possible applicants.

The board should consider reviewing the supporting documents and forms submitted along with landscaping plans. This topic will be taken up next year.

There was a brief report by Larry Lazenby regarding the tree planting letter sent to Supervisor David Dunning. Upon review of the letter, David provided Larry with some very helpful comments on procedures, language clarifications and oversight. The Conservation Board will need to wait for action from the Town Board.

Bill Steimer and his wife will be honored for 1100 acres provided to the land trust.

Next meeting will be on January 8, 2024

Pat Tindale motioned to adjourn the meeting at 8:25 PM, Bill Steimer second the motion. Passed unanimously.

Respectfully recorded and submitted,

**Matthew P. Sinacola
Secretary
Chili Conservation Board
December 5, 2023**