

# Town of Chili Conservation Board

## Adopted Meeting Minutes

January 8, 2024  
7:00 pm

### **Attendance:**

**Present:** Larry Lazenby, Jill Fornarola, Matt Sinacola, Carolyn DeHority, Richard Schickler, Bill Steimer, Mark DeCory (Town Liaison)

### **Absent:**

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

Tonight's meeting was called to order at 7:05 pm by Chairperson Larry Lazenby. Draft Meeting minutes from the December 4, 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 Carolyn DeHority and seconded by Bill Steimer. The board voted unanimously to approve the minutes.

There are no guests this evening.

**Town Liaison Report:** Mark DeCory.

The Town Board will be conducting interviews for a replacement for Pat next week. We should be hearing from them soon.

### **(MCEC) Monroe County Environmental Council:**

Larry Lazenby reported on the MCEC (Monroe County Environmental Council) meeting. The guest speaker was Madison Quinn Sustainability Coordinator for Monroe County. **From? the Monroe County Climate Action Plan Advisory Committee** made a presentation on greenhouse gas emission reduction programs, status, and goals. This committee reports to Monroe County. Charts were presented on projected pollution cleanup costs, comparing achieving reduction goals compared to not. Monroe county is rated Bronze for getting things done and for cleaning things up. Goals include looking for more green truck fleets. More solar installations for building roof tops. Roof top installations are to be promoted even if the solar provided is for one building. Focusing on emission reductions for Monroe County, from current, 45,000 + metric tons per

year. Other ideas would be to replace the existing lighting on expressways. Installing more electric charging stations around the county.

There was some discussion as to what the Chili Conservation Boards responsibility would be on promoting and or moving this topic forward.

Larry added that we submitted the tree planting proposal a month ago and the board is asking for feedback from the Town. This request was directed to Liaison Mark DeCory. Larry will follow this up with an E-mail to Mark.

**GUEST COMMENTS:**

None, there were no guests at tonight meeting.

**REVIEW OF SCHEDULED PUBLIC HEARINGS:**

**Town of Chili Planning Board Agenda, dated January 9, 2024.**

**1. Application of Daniel Thomas.**

Application of Daniel Thomas, P.O. Box 52 Spencerport, NY 14559 owner/applicant; for preliminary site plan approval to construct three (3) buildings (15,000 sq. ft.) with leasable space at the property located at 296 Fisher Road. *RA-10 District with Incentive Zoning*

**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, Plans were reviewed by the Conservation 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. The proposed trees are 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. The conservation Board would like to see the existing trees along the south property line preserved to provide visual screening for the existing residential homes to the southeast, on the south side of Fisher Road. Tree planting and or tree preservation needs to be coordinated with the power company, given the nearby overhead wires. The conservation board would request that the landscape architect meet with the Conservation Board. 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 Richard Schickler on above noted recommendations:**

- 1. If the applicant is constructing office space, then there should be some foundation plantings along the frontage / entrance side of the buildings.**
- 2. The conservation Board would like to see the existing trees along the south property line preserved to provide visual screening for the existing residential homes to the southeast, on the south side of Fisher Road.**
- 3. Tree planting and or tree preservation needs to be coordinated with the power company, given the nearby overhead wires.**
- 4. The conservation board would request that the landscape architect meet with the Conservation Board.**
- 5. A cost estimate for the total cost of the project should be provided.**
- 6. The value of landscape plantings installed should be equal to 1% of total project cost.**
- 7. The Conservation Board would like to see plans stamped by a licensed landscape Architect.**

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

## **2. Application of Cook Properties; 90 Air Park Drive Suite 400.**

Application of Cook Properties NY, 90 Air Park Drive Suite 400, Rochester New York 14624 owner; for preliminary site plan approval of a self-storage facility to include A.) Convert the existing building to a climate-controlled public storage facility and sales office. B.) Construction of six (6) new self-storage buildings at the property located at 50 Air Park Drive. *GB District with Incentive Zoning*

**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 some landscaping shown on the design plans with a planting schedule. The Conservation Board would ask that more landscaping be proposed and installed for the north end of building B. Landscaping should be similar to that for existing two-story buildings. 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, so that 1% of project cost can be**

given to the Town of Chili Landscape Fund. The conservation Board would like to see the visual screening maintained along the greenway.

**Board Action:** Motion made by Jill Fornarola on the above noted recommendations:

1. The Chili Conservation Board would like to see a total project cost estimate.
2. The Chili Conservation Board would like to see the plans signed by a licensed landscape architect.
3. The Conservation Board would ask that more landscaping be proposed and installed for the north end of building B. Landscaping should be like that for existing two-story buildings. This should be added to the design plans.
4. If the applicant is not going to propose the added landscaping, off set funding should be provided to the Chili Landscape Fund in an amount equal to 1% of the total project development cost.
5. The conservation Board would like to see the visual screening maintained along the greenway.

The motion was seconded by Richard Schickler. The motion was passed unanimously by the remaining members of the board.

### **3. Application of Chili ME LLC; 117 Stottle Road.**

Application of Chili ME LLC, 4300 E Broad Street Ste A, Columbus OH, 43213 owner; Matthew Coccia, 117 Stottle Road Churchville, NY 14428 applicant; to allow "Use of Similar Character" to allow an Electrical/HVAC company at 3240 Chili Ave Suite C-8 in the General Business (GB) District.

**The board believes this is the old Monroe Muffler business site.**

**The board reviewed and briefly discussed the application.**

**The Conservation Board would like to see a minimum of three large planters installed. These should be like those already installed in the other plazas. The existing planters should be about 4 feet high.**

**Board Action:** Motion made by Jill Fornarola on the above noted recommendations:

1. The Conservation Board would like to see a minimum of three large planters installed. These should be like those already installed in the other plazas. The existing planters should be about 4 feet high.

The motion was seconded by Larry Lazenby. The motion was passed unanimously by the remaining members of the board.

**4. Application of Bruce Blankenship: Discussion Item.**

Informal discussion by board regarding preliminary site plan to construct a 4,368 sq. ft. building at the property located at 3504 Union Street. This will be used for a heating and air conditioning business, warehouse, and storage facility. Building will also be used for repair work. The proposed building will be 42 X 104 feet in dimensions. The board stressed that if this proposal advances members would like to see landscape design plans stamped by a licensed landscape architect. The provided application material has clarified to the board that this site is not as visible as originally thought. Therefore, new plantings for screening do not seem necessary. Assuming that this application is presented informally at the next planning board meeting, the Conservation Board would like to see existing trees preserved on site as much as possible. The Conservation Board would recommend that rather than landscaping, funding be provided to the Chili Landscape Fund in an amount equal to 1% of the total project development cost. A total project cost estimate should be provided to the Town.

**Board Action: Motion made by Bill Steimer on the above recommendations:**

- 1. the Conservation Board would like to see existing trees preserved on site as much as possible.**
- 2. The Conservation Board would recommend that rather than landscaping, funding be provided to the Chili Landscape Fund in an amount equal to 1% of the total project development cost.**
- 3. A total project cost estimate should be provided to the Town of Chili.**

Motion was seconded by Matt Sinacola. The motion was passed unanimously by the remaining members of the board.

**OTHER BUSSNESS:**

**None.**

**Next meeting will be on February 5, 2024**

**Richard 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  
January 8, 2024**