

CHILI PLANNING BOARD
November 12, 2024

A meeting of the Chili Planning Board was held on November 12, 2024 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 7:00 p.m. The meeting was called to order by Chairperson Michael Nyhan.

PRESENT: Paul Bloser, Keith Bozek (alternate), David Cross, Joseph Defendis, Matt Emens, Glenn Hyde, John Hellaby, Michael Leone (alternate) and Chairperson Michael Nyhan.

ALSO PRESENT: Michael Hanscom, Town Engineering Representative; Matthew Piston, Assistant Counsel for the Town; Paul Wanzenried, Building Department Manger.

Chairperson Michael Nyhan declared this to be a legally constituted meeting of the Chili Planning Board. He explained the meeting's procedures and introduced the Board and front table. He announced the fire safety exits.

OLD BUSINESS:

1. Application of Bruce Blankenship (Morton Buildings), 36 Tempest St, Perry New York 14530 applicant; Srevin and Nadine Arndt, 48 Colby St., Spencerport, New York 14559 owner; for final site plan to construct a 6,888 sq. ft. warehouse with offices at the property located at 3504 Union Street. GI District.

Bruce Blankenship was present to represent the application.

MR. BLANKENSHIP: Good evening. Bruce Blankenship, Morton Buildings.

MICHAEL NYHAN: Do you have a presentation for what you're -- the changes you were asked to make from the last meeting?

MR. BLANKENSHIP: We have made all of the changes necessary. Glenn Thornton helped us out. The Town Engineer is aware of all of the things that have been updated and just requested to -- for final approval at this time.

MICHAEL NYHAN: Okay. There are no changes to the major portion of it. Just the updates that we had asked you for relative to removing the pavement from the owner's property, dumpster enclosure.

And did you get notification from the State if there are two curb cuts there?

MR. BLANKENSHIP: They actually approved both driveways, yep.

MICHAEL NYHAN: You sent that letter to the Town?

MR. BLANKENSHIP: Yep.

PAUL WANZENRIED: I have correspondence from their conversation with the State DOT. The State DOT says it will do more harm than good in removing the second access. So --

MICHAEL NYHAN: Okay.

PAUL WANZENRIED: My understanding is they would prefer that it stays.

MICHAEL NYHAN: Okay. Good. All right.

JOHN HELLABY: You have addressed all of the County comments?

MR. BLANKENSHIP: Excuse me?

JOHN HELLABY: You have addressed all of the County comments?

MR. BLANKENSHIP: Yes. The County, all of that has been taken care of. Glenn (Thornton) is pretty thorough. He would be here tonight. He is just at another Town meeting tonight.

JOHN HELLABY: Did I see a "for sale" sign when --

MR. BLANKENSHIP: People are confusing it with the property to the south.

JOHN HELLABY: So it's not on the same property?

MR. BLANKENSHIP: No. That property that is all grown up and hasn't been taken care of is a separate piece. That's the -- that's the piece that the -- the -- our owners here tonight would have wanted, but unfortunately, the -- the price was a little obnoxious.

JOHN HELLABY: The only other question I got is this French drain. There are several notes that -- might either or not hook up to this thing with your roof leaders.

MR. BLANKENSHIP: We are.

JOHN HELLABY: At what point did you decide you're going to use this?

MR. BLANKENSHIP: The -- the roof will be plumbed into the drains, yes.

JOHN HELLABY: All right. How big of a tank is that in the back that you have this thing flowing into? Or is it just a hole that is filled with stone?

MR. BLANKENSHIP: Again, we addressed it with the Town Engineer. It -- it has all been updated on the -- on the newest site plan.

JOHN HELLABY: Did the Town Engineer give you some sort of detail then for putting those trenches in?

MR. BLANKENSHIP: Yes. Glenn (Thornton) sent him what the new plan was for it, and

he had -- he had approved it.

JOHN HELLABY: All right.

MICHAEL HANSCOM: They -- they're using a -- approximately 5 to 6-foot diameter precast leaching chamber.

JOHN HELLABY: Yep.

MICHAEL HANSCOM: It's about 5 to 6 feet in diameter, about 6 to 7 feet high. Good size.

JOHN HELLABY: All right. I'm just curious. Those things are notorious to plug up. Please make sure you're putting it in the correct way is all.

MR. BLANKENSHIP: Got you.

DAVID CROSS: How do you plan on addressing the landscaping again? Doing some? Or make a donation to the Town?

MR. BLANKENSHIP: Yeah, we're doing the donation.

DAVID CROSS: Okay. That's all I have, Mike (Nyhan).

MICHAEL NYHAN: Mike (Hanscom), anything further?

MICHAEL HANSCOM: No further comments.

PAUL WANZENRIED: Just one thing. On the east property line, in the rear of the property, it seems that you have -- you have cleared the lot. You have pushed some trees, stumps and stuff back in there. And probably best to clean that up so that doesn't deter water from draining to the south.

MR. BLANKENSHIP: Got you.

PAUL WANZENRIED: That's all.

MR. BLANKENSHIP: We have -- due to the building being scooped forward like it is -- if you have been there -- I don't know if you have been -- that front portion needs to be graveled out. And the contractor that is doing that is going to take care of getting all of the extra dirt out of there. I have already addressed it.

PAUL WANZENRIED: There is tree stumps in the back there and some debris. Just clean that up so it doesn't deter water from migrating to the east.

MR. BLANKENSHIP: Agreed.

PAUL WANZENRIED: Thank you.

MICHAEL NYHAN: So the last meeting -- the Public Hearing was held in October and it was closed as well as SEQR was completed. Determined to be an Unlisted Action with no significant impact.

I don't see any changes or significant differences from your preliminary to your final plan so that would carry over to this final plan. So with that, if there are any further questions --

PAUL WANZENRIED: They did achieve a variance for the 15 parking spaces.

MICHAEL NYHAN: Yes.

PAUL WANZENRIED: All the variances.

MICHAEL NYHAN: Yes. It did go to the Planning Board. I noticed they were all approved by the Planning Board.

PAUL WANZENRIED: Yep. Zoning Board.

MICHAEL NYHAN: Or the Zoning Board, correct.

PAUL WANZENRIED: Thank you.

MICHAEL NYHAN: Thank you. Thank you, Paul (Wanzenried).

I will go through the application with the conditions of approval.

The application of Bruce Blankenship (Morton Buildings), 36 Tempest Street, Perry, New York 14530; the applicant, Srevin and Nadine Arndt, 48 Colby Street, Spencerport, New York 14559, owner; for final site plan to construct a 6,888 sq. ft. warehouse with offices at the property located at 3504 Union Street in a GI District.

And the conditions of approval are approval is subject to final approval of the Town Engineer and the Commissioner of Public Works.

The Town Engineer and the Commissioner of Public Works must be given copies of any correspondence with other approving agencies.

All previous conditions imposed by this Board are still pertinent -- that are still pertinent to this application remain in effect.

The applicant to comply with all Monroe County Development Review Committee comments.

Applicant to comply with all required life safety conditions and permits from the Town Fire Marshal.

Applicant to comply with all conditions of the Zoning Board of Appeals as applicable.

In lieu of landscaping, the applicant make a donation to the Town's Tree Planting Fund equal to 1 percent of the total project cost.

The building permit shall not be issued prior to the applicant complying with all conditions.

And the application is subject to all required permits, inspections and code compliance regulations.

Any other conditions necessary? If not, then I will make the motion for this application with those conditions.

JOHN HELLABY: Second.

DECISION: Unanimously approved by a vote of 7 yes with the following conditions:

1. Approval is subject to final approval of the Town Engineer and the Commissioner of Public Works.
 2. The Town Engineer and the Commissioner of Public Works must be given copies of any correspondence with other approving agencies.
 3. All previous conditions imposed by this Board that are still pertinent to the application remain in effect.
 4. Applicant to comply with all Monroe County Development Review Committee comments.
 5. Applicant to comply with all required life safety conditions and permits from the Town Fire Marshal.
 6. Applicant to comply with all conditions of the Zoning Board of Appeals as applicable.
 7. In lieu of landscaping, the applicant make a donation to the Town's Tree Planting Fund in the amount equal to 1 percent of the total project cost.
 8. Building permits shall not be issued prior to applicant complying with all conditions.
 9. Application is subject to all required permits, inspections and code compliance regulations.
2. Application of Bill Howard (Vista Villa Holdings LLC), 3313 Chili Avenue, Rochester, New York 14624 applicant/owner; for preliminary subdivision of one (1) lot (remaining lands) into two (2) lots at the property located at 100 Club House Drive. PRD District.

Fred Shelley was present to represent the application.

MICHAEL NYHAN: You're looking for waiver of final, correct?

MR. SHELLEY: That's correct. Yes.

MICHAEL NYHAN: At our last meeting we were here. We went through the Public Hearing and we were lacking a SEQR form for an environmental survey so that is where we'll pick up.

MR. SHELLEY: Very good, yes. So yes, we did submit a new Short Environmental Assessment Form for the project, but I do have an extra copy in case the Planning Board Chairman would like that.

Fred Shelley from BME. Just happy to answer any additional questions the Town may have.

MICHAEL NYHAN: You outlined -- what have you outlined there?

MR. SHELLEY: The outlined area there in orange is the developable -- or the phases 3 through 6 of the remaining development for the project. And then the bulk of the land is to the south of that. You can see Phase 2 up there. But then everything out to the -- to the east is the remaining lands.

MICHAEL NYHAN: That is what you subdivided off from the phases?

MR. SHELLEY: That's correct. Yes.

MICHAEL NYHAN: All right. This -- at the last meeting we didn't do a SEQR. So we'll do that at this meeting.

Michael Nyhan made a motion to declare the Board lead agency as far as SEQR, and based on evidence and information presented at this meeting, determined the application to be an Unlisted Action with no significant environmental impact, and John Hellaby seconded the motion. The Board all voted yes on the motion.

MICHAEL NYHAN: There are no easements as a result of this subdivision, correct?

MR. SHELLEY: Not as part of this one. There are some that are through the Phase 2 approvals we're coordinating. Some of them do overlap into this one.

I apologize. There is one easement that will be granted for grading and drainage around the east side and south side of Phases 3 through 6. So there will be one. Thank you.

MICHAEL NYHAN: So the application of Bill Howard with these conditions.

The subdivision -- the approval is subject to final approval of the Town Engineer and the Commissioner of Public Works.

The Town Engineer and the Commissioner of Public Works must be given copies of any correspondence with other approval agencies.

All previous conditions imposed by this Board that are still pertinent to the application remain in effect.

Copies of all easements associated with this project shall be provided to the Assistant

Town Counsel for approval.

And all filing information; i.e., liber and page number shall be noted on the mylars.

Prior to the issuance of any Certificate of Occupancy all easements are to be filed and recorded with the Monroe County Clerk acknowledged by the Town of Chili Clerk.

Applicant to comply with all pertinent Monroe County Development Review Committee comments.

Are there any other conditions that we wanted on this subdivision?

PAUL WANZENRIED: No. I don't believe so.

MICHAEL NYHAN: Okay. With those application -- with those conditions on the application of Bill Howard (Vista Villa Holdings, LLC), 3313 Chili Avenue, Rochester, New York 14624 applicant/owner; for preliminary subdivision with waiver of final of one (1) lot (remaining lands) into two (2) lots at the property located at 100 Club House Drive in the PRD District.

JOHN HELLABY: Second.

DECISION: Unanimously approved by a vote of 7 yes with the following conditions:

1. Approval is subject to final approval of the Town Engineer and the Commissioner of Public Works.
2. The Town Engineer and the Commissioner of Public Works must be given copies of any correspondence with other approval agencies.
3. All previous conditions imposed by this Board that are still pertinent to the application remain in effect.
4. Copies of all easements associated with this project shall be provided to the Assistant Town Counsel for approval, and all filing information (i.e., liber and page number) shall be noted on the mylars.
5. Prior to the issuance of a Certificate of Occupancy, all easements are to be filed and recorded with the Monroe County, and filed, recorded and acknowledged by the Town of Chili Clerk.
6. Applicant to comply with all pertinent Monroe County Development Review Committee comments.

MICHAEL NYHAN: Other business before the Board? The meeting minutes from the October meeting.

David Cross made a motion to accept and adopt the October 8, 2024 Planning Board meeting minutes, and John Hellaby seconded the motion. All Board members were in favor of the motion.

The meeting was adjourned at 7:16 p.m.