



August 7, 2024

Town of Chili
3333 Chili Avenue
Rochester, NY 14624

Re: Master Halco Outside Storage Expansion Letter of Intent

To the Chili Planning Board:

This letter is to inform the Town of Chili that Buckingham Properties has a request from a current tenant, Master Halco, @ 465 Paul Road to expand their current exterior storage area. Master Halco is requesting to expand their exterior storage area by just under 32,000 sq. ft. (.726 acres) at the Southeast corner of the property, please see the attached highlighted aerial for reference.

This proposed new area would function as a relocation of their current onsite staging area for drop off and pick up of customer orders. Orders would be placed on grade level and in staging sequence for pick up. Master Halco is not anticipating any significant change to vehicle traffic amounts with the proposed area as they are currently performing this function in their existing outside storage area, they are just trying to make the staging and pickup operation more functional from a workflow standpoint. The hours of operation and materials being stored would be unchanged from their current operation.

This proposed new area would be enclosed by chain-link fence similar to how the existing outside storage area is defined and will maintain gate access. Similar to the existing fence the Landlord would install a knox box for fire department access and preserve access along the entire perimeter of the building.

Thank you for your time and we ask that you deliver a favorable decision on this application. Please feel free to contact me with any further questions you may have.

Thank you,

AARON MALBONE

Aaron Malbone
VP of Construction & Development
Buckingham Properties
Contact information:
Tel (585)287-5846
Cell (585)797-3048
Email: amalbone@buckprop.com



X

Measure distance
 Click on the map to add to your path

Total area: 31,639.11 ft² (2,939.37 m²)
 Total distance: 774.95 ft (236.21 m)

Paul Rd

Aviation Ave

Aviation Ave

Aviation Ave

Aviation Ave

Aviation Ave

168

Bend

Paul Rd

Enbi Rochester, Inc

BAD DRIP Labs

Rochester Vibratory & Assembly Inc

Greentech
Renewables Rochester
Electrical supply store

Master Halco

PROPOSED EXPANSION AREA

600.00 ft
400.00 ft
774.95 ft

TOWN OF CHILI

3333 Chili Avenue, Rochester, NY 14624

Tel: 889-6143 Fax: 889-8710

www.townofchili.org

Email: krogers@townofchili.org

PLANNING BOARD APPLICATION

Hearing Date: _____

A licensed State of New York Engineer, Architect, or Surveyor MUST prepare all plans. All applicable items MUST be shown on said drawing. The required number of copies of all maps, drawings and plans must be FOLDED to approximately 8.5" x 11" with project name shown and be accompanied by the appropriate number of copies of this application. Any exception to these requirements must receive prior approval from the building inspector.

Project Name MASTER HALCO OUTSIDE STORAGE EXPANSION	Project Location 465 PAUL RD. ROCHESTER, NY 14624
Tax Account # 146.02-1-5.111	Present Zoning
Engineer Name / Address / ZIP	
Phone	Email

Owner Name ROCHESTER BUSINESS CENTER	Applicant Name BUCKINGHAM PROPERTIES - AARON MAUBONIS
Street Address 259 ALEXANDER ST.	Street Address 259 ALEXANDER ST.
City / State / ZIP ROCHESTER, NY 14607	City / State / ZIP ROCHESTER, NY 14607

Reason for Appearing:		# of Proposed Lots	Copies Req'd	Additional Submissions:															
<input type="checkbox"/> Subdivision Sketch Plan		_____	16	<input checked="" type="checkbox"/> Environmental Assessment Form (same quantity as application/plans) <input type="checkbox"/> Subdivision Drainage Review Checklist (4 copies) <input type="checkbox"/> Plans in electronic DWG/PDF format (1 Flash Drive/USB -- Required) <input type="checkbox"/> Misc _____															
<input type="checkbox"/> Subdivision Preliminary		_____	22																
<input type="checkbox"/> Subdivision Final <small>(fee to be paid at preliminary stage if requesting final to be waived)</small>		_____	16	Additional Information: <table style="width: 100%; border: none;"> <tr> <td></td> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> </tr> <tr> <td>Have stamped landscaping plans been submitted? (stamped by Licensed Landscape Architect)</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is the property located in a flood plain or wetland?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>If "YES" the limits are defined by whom? () USA Corps of Eng. () NYSDEC () Both</td> <td></td> <td></td> </tr> <tr> <td>Is the property in an Agriculture District?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>		YES	NO	Have stamped landscaping plans been submitted? (stamped by Licensed Landscape Architect)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the property located in a flood plain or wetland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If "YES" the limits are defined by whom? () USA Corps of Eng. () NYSDEC () Both			Is the property in an Agriculture District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	YES	NO																	
Have stamped landscaping plans been submitted? (stamped by Licensed Landscape Architect)	<input type="checkbox"/>	<input checked="" type="checkbox"/>																	
Is the property located in a flood plain or wetland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>																	
If "YES" the limits are defined by whom? () USA Corps of Eng. () NYSDEC () Both																			
Is the property in an Agriculture District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>																	
<input type="checkbox"/> Resubdivision		_____	22																
<input type="checkbox"/> Preliminary Site Plan		_____	22																
<input checked="" type="checkbox"/> Final Site Plan REVISED SITE PLAN <small>(fee to be paid at preliminary stage if requesting final to be waived)</small>		_____	16																
<input type="checkbox"/> Special Use Permit <input type="checkbox"/> Special Use Permit Renewal		_____	16																
<input type="checkbox"/> Rezoning From _____ to _____		_____	22																
<input type="checkbox"/> Informal Discussion		_____	16																
<small>(A letter of intent is required with each application with copies as indicated.)</small>				Size of parcel acreage 27.56															
Interest Disclosure: Does any officer or employee of this State, County, or Town have any interest in this application pursuant to the provisions of Section 809 of the General Municipal Law? If "YES", on a separate sheet of paper indicate the Name(s), Address and the nature and extent of the interest in the application. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				Ownership Intentions: What is the intent of the applicant with this property's application? <input checked="" type="checkbox"/> OWN <input type="checkbox"/> LEASE															
Notarized Signature of Property Owner(s) If Not Applicant: Signature: _____ Date: _____ Sworn to before me this _____ day of _____ _____ Notary Public				Signature of Applicant: Signature AARON MAUBONIS Date: 8/5/24 AARON MAUBONIS Print Name															

FOR OFFICE USE ONLY: Fees Paid: Preliminary: _____ Date: _____ Amount: _____ Final: _____ Date: _____ Amount: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part I. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

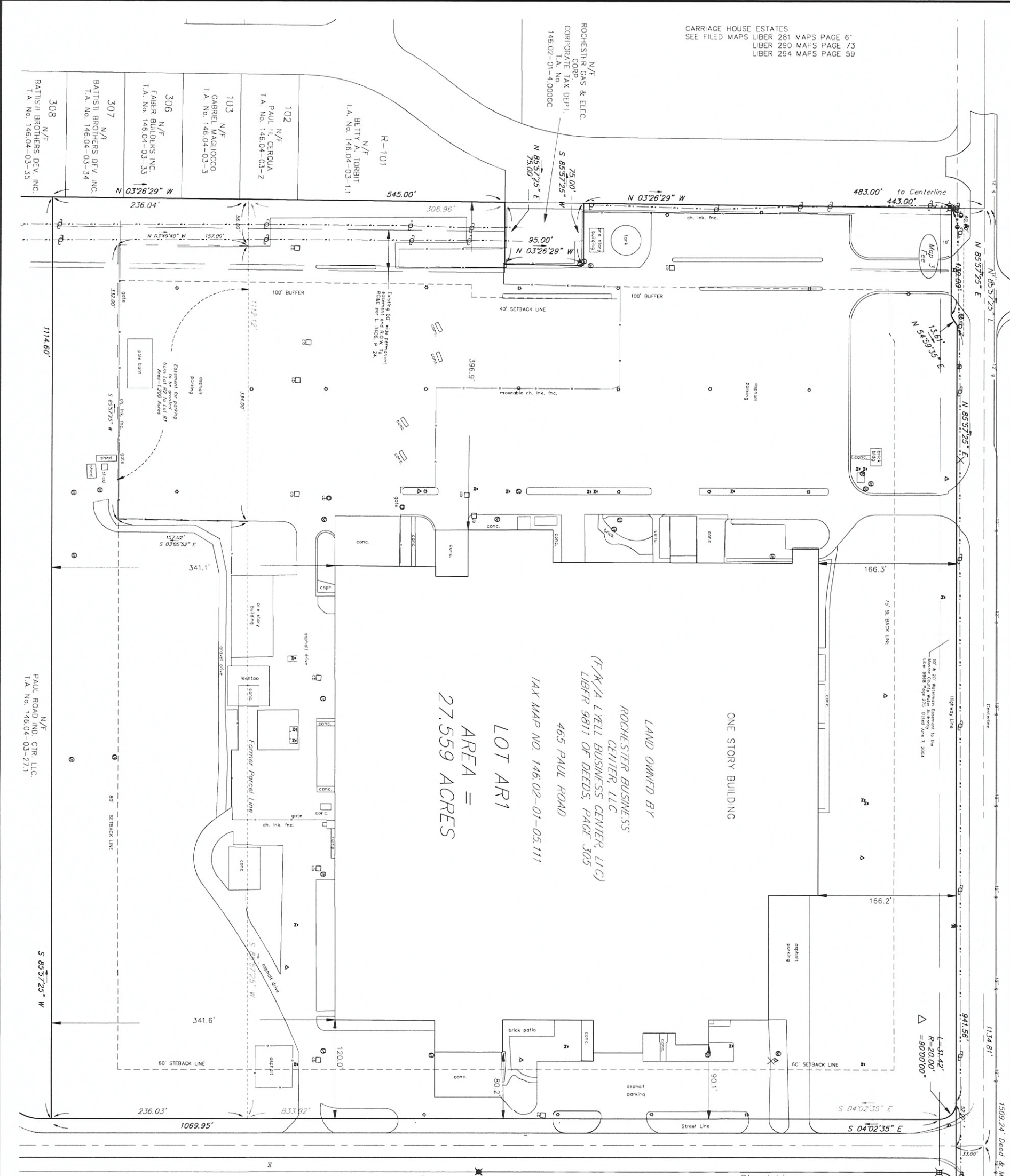
Part I – Project and Sponsor Information			
Name of Action or Project: MASTER WALCO OUTSIDE STORAGE EXPANSION			
Project Location (describe, and attach a location map): 465 PAUL RD. ROCHESTER, NY 14624			
Brief Description of Proposed Action: PROPOSING THE REMOVAL OF THE GRASS AREA DEPICTED IN THE ATTACHED AERIAL AND PAVE THAT AREA FOR THE EXPANSION OF AN EXISTING TENANT'S OUTSIDE STORAGE.			
Name of Applicant or Sponsor: AARON MAUBONIS BUCKINGHAM PROPERTIES		Telephone: 585-295-9500 E-Mail: AMAUBONIS@BUCKPROP.COM	
Address: 259 ALEXANDER ST.			
City/PO: ROCHESTER		State: NY	Zip Code: 14607
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>27.56</u> acres	
b. Total acreage to be physically disturbed?		<u>.726</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>79.04</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5.	Is the proposed action,			
	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
	If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
	If the proposed action will exceed requirements, describe design features and technologies: <i>N/A</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10.	Will the proposed action connect to an existing public private water supply?		NO	YES
	If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <i>THE NEWLY PAVED AREA WILL SHEET DRAIN TO EXISTING ONSITE FACILITIES.</i>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <i>AARON MAUBONES</i>	Date: <i>8/5/24</i>	
Signature: <i>AARON MAUBONES</i>	Title: <i>VP. OF CONSTRUCTION + DEVELOPMENT</i>	

PRINT FORM

CARRIAGE HOUSE ESTATES
SEE FILED MAPS LIBER 281 MAPS PAGE 6
LIBER 290 MAPS PAGE 73
LIBER 294 MAPS PAGE 59



LAND OWNED BY
ROCHESTER BUSINESS CENTER, LLC
(F/K/A LVELL BUSINESS CENTER, LLC)
LIBER 9811 OF DEEDS, PAGE 305
465 PAUL ROAD
TAX MAP NO. 146.02-01-05.111
LOT ARI
AREA =
27.559 ACRES

AVIATION AVENUE

- LEGEND:**
- - DENOTES EXISTING IRON PIN
 - - DENOTES EXISTING IRON PIPE
 - - DENOTES EXISTING HIGHWAY ADJUMENT
 - - DENOTES UTILITY POLE
 - - DENOTES FIRE HYDRANT
 - - DENOTES WATER VALVE
 - - DENOTES LAMP POLE



REFERENCES

- DCID: PAUL ROAD INDUSTRIAL CENTER LLC TO LVELL BUSINESS CENTER LLC DATED JANUARY 1, 2003 RECORDED IN THE M.C.C.O. IN LIBER 9811 A1 PAGE 305
- ABSTRACT: STEWART TITLE INSURANCE COMPANY ORDER NO. B1291408 DATED MAY 13, 2024
- AMENDMENT TO ARTICLES OF ORGANIZATION: CHANGE TO ARTICLES OF ORGANIZATION DATED JULY 9, 2003 CHANGING BUSINESS NAME FROM LVELL BUSINESS CENTER LLC TO ROCHESTER BUSINESS CENTER LLC ON FILE WITH THE NEW YORK DEPARTMENT OF STATE AS FILE #030709000478
- Map: "Land to be provided for the Clifton, Part 1, S-1, #78" Prepared by NYS DPW, dated May 23, '936 on file in the NYS DOT Regional Office
- Abstract: (Copy) Public Abstract Corp. Search No. 103482 last dated September 10, 2003
- Map: Map entitled "Boushen and Lomb Inc.-Paul Road-Subdivision and Boundary Survey Map" prepared by Charles J. Costin, P.E., L.S., P.C. dated December 20, 1990 filed in the M.C.C.O. in Liber 266 of Maps of Page 27
- Map: See survey by AJ Boreo-TLS Dated May 11, 1988
- Map: Map entitled "Paul Road Industrial Park Subdivision" by MRS. J. M. Project Number 386734, Sheet 1 of 1, dated 9/25/02 and revised 1/08/03, Liber 316 of Maps, Page 4
- Map: Map entitled "Resubdivision Paul Road Subdivision Lot 3" by MRB Group: Project Number 420801, Sheet 1 of 1, dated 4-11-03, Liber 316 of Maps, Page 74
- Map: Map entitled "Resubdivision Plat of Lots 1 & 2 Paul Road Industrial Park Subdivision" by Kocher Surveying, P.C. Project Number N04-310R182, Sheet 1 of 1, dated March 14, 2001, Liber 351 of Maps, Page 79

NOTE: SUBJECT TO A WATERWAY EASEMENT TO MONROE COUNTY WATER AUTHORITY LIBER 9749 PAGE 117 DATED FEB. 25, 2003

CERTIFICATE:

WE, KOCHER SURVEYING, P.C. HEREBY CERTIFY THAT THIS PLAN WAS PREPARED ON JUNE 19, 2024 FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JUNE 18, 2024 IN ACCORDANCE WITH REFERENCE MATERIAL LISTED HEREON.

SIGNED:

PAUL E. KOCHER - LS - LICENSE NO. 45686

- CARRIED TO:**
- 1 Community Bank
 - 2 Stewart National Title Insurance Company
 - 3
 - 4
 - 5

DRAWING ATTENTION: THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 148, SECTION 7528: "IT IS A CLASS ACTION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE PROVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO SIGN, MAKE, FILE OR ANY WAY PARTICIPATE IN THE PREPARATION OF A SURVEYING MAP OR PLAN. ANY PERSON WHO VIOLATES THIS SECTION SHALL BE DEEMED TO BE A CLASS ACTION UNDER THIS LAW AND SHALL BE SUBJECT TO THE PENALTIES PROVIDED IN SECTION 7528(1)(b) OF THIS LAW. THIS SECTION SHALL BE ENFORCED BY THE STATE BAR OF NEW YORK AND THE STATE JUDICIAL OFFICE OF THE STATE BAR OF NEW YORK."

<h1 style="margin: 0;">Kocher Surveying, P.C.</h1> <p style="margin: 0;">Formerly Harnish & Lookup Associates</p> <p style="margin: 0;">116 West Miller Street Phone 315-331-2800 Newark, N.Y. 14513 Fax 315-331-2445</p>			<p>Drawn By: PEK</p> <p>Checked By: TDW</p> <p>Scale: 1"=60'</p> <p>Date: JUNE 19, 2024</p>	<p>Project Title: PLAN OF LAND ROCHESTER BUSINESS CENTER LLC LOT ARI OF THE PAUL ROAD INDUSTRIAL PARK SUBDIVISION SITUE IN THE TOWN OF CHILI MONROE COUNTY NEW YORK</p> <p>Drawing Title: INSTRUMENT SURVEY</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Revisions and Descriptions</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>Copyright © 2024 Kocher Surveying, P.C. All Rights Reserved</p>	No.	Revisions and Descriptions	By	Date				
No.	Revisions and Descriptions	By	Date										
Sheet No. 1	of 1				Project No. N24 047								



**MONROE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT (MCDP&D)**

AIRPORT REFERRAL FORM

This form is a supplement to the MCDP&D DEVELOPMENT REFERRAL FORM. It lists additional information needed by the Director of Planning & Development (in making a determination regarding any land use or land subdivision proposed to be located within the area covered by the county's airport review jurisdiction, as provided in Section C5-4 of the Monroe County Charter.)

Instructions: In addition to the space provided below, attach another sheet if more space is needed to complete an entry. For major development projects, the plan should include topographic information and should illustrate or show locations of any of the information requested in items 1-8, below.

1. Current use of the property: _____

2. Proposed use of the property: _____

3. Coverage of structures on the site:

a. current coverage of structures on site _____

b. proposed coverage of structures on site _____

4. The height, in feet above mean sea level, of:

a. the tallest existing structure on the site _____

Feet

b. the tallest proposed structure on the site _____

Feet

5. The maximum number, type (cars, tractor trailers) and location of vehicles on the site at any one time:

The time of maximum occupancy is: FROM: _____ AM PM TO: _____ AM PM

6. Type, location and direction of exterior lighting:

7. Exterior signs, if any, and light source (interior/exterior lit; light color; animation; flashing):

8. Are there any proposed or existing detention or retention ponds on site? Yes No

If yes, list types of pond, existing or proposed, and acreage of pond:

1. _____

2. _____

3. _____

Name, title, telephone number, and signature of the municipal employee completing this form:

Name: _____

Title: _____

Telephone No.: _____

Signature: _____

For questions concerning the use of this form please email: DevelopmentReview@monroecounty.gov or call (585) 753-2000.

Completed, signed forms and all information pertaining to this application should be uploaded to Monroe County Development Review Online as file attachments within the online referral application or emailed to:

DevelopmentReview@monroecounty.gov

ATTACHMENT TO: MCDP&D Referral #: _____

(rev. October 2022)