

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: 12/10/24

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 XLI Manufacturing LLC Pole Barn	Project Location 50 Jetview Drive Rochester NY 14624
Tax Account #	Present Zoning
Engineer Name / Address / ZIP	
Phone	Email

Owner Name Chad Carta	Applicant Name Chad Carta
Street Address 50 Jetview Drive	Street Address 50 Jetview Drive
City / State / ZIP Rochester / NY / 14624	City / State / ZIP
Phone	Phone/ Email

Reason for Appearing:

	# of Proposed Lots	Copies Req'd
<input type="checkbox"/> Subdivision Sketch Plan	_____	16
<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
<input type="checkbox"/> Resubdivision	_____	22
<input checked="" type="checkbox"/> Preliminary Site Plan	_____	22
<input type="checkbox"/> Final 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

(A letter of intent is required with each application with copies as indicated.)

Additional Submissions:

Environmental Assessment Form (same quantity as application/plans)

Subdivision Drainage Review Checklist (4 copies)

Plans in electronic DWG/PDF format (1 Flash Drive/USB – Required)

Misc. _____

Additional Information:

	YES	NO
Have stamped landscaping plans been submitted? <small>(stamped by Licensed Landscape Architect)</small>	<input checked="" type="checkbox"/>	<input 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"/>
Size of parcel acreage <u>10.824</u>		

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. YES NO

Ownership Intentions: What is the intent of the applicant with this property's application?

OWN 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: Chad Carta Date: 10/31/24

Chad Carta
Print Name

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

Matthew Robinson
Chief Financial Officer
XLI Manufacturing
50 Jetview Drive
Rochester, NY 14624
mrobinson@xlionline.com
978-761-5462
8-1-24

Paul Wanzonried
3333 Chili Avenue
Rochester, NY 14624

Subject: Letter of Intent for Construction of a Pole Barn Structure

I hope this letter finds you well. My name is Matthew Robinson and I am the CFO at XLI Manufacturing. We are a locally-based contract manufacturing company specializing in prismatic machining, rotational machining, sheet metal fabrication, Wire EDM, assembly services and design services for a variety of industries including medical, industrial and semiconductor. We are writing to express our intent to construct a pole barn structure on our property located at 50 Jetview Drive in the Town of Chili.

Purpose and Use of the Pole Barn Structure:

The proposed pole barn structure will primarily serve the following purposes:

1. **Storage:** The pole barn will be used to store raw materials and finished products. This will help us optimize our production process and ensure the safe and organized storage of valuable assets.
2. **Secondary Operations:** A portion of the barn will be designated for secondary operations that are used in the manufacturing process. This will enhance our operational efficiency by providing a dedicated space for these activities and provide additional space for the primary operations in our current facility to expand.
3. **Shipping:** The structure will also provide added shipping capacity to provide enhanced operational efficiency for the entire facility.

Specifications and Requirements:

- **Dimensions:** The proposed pole barn will have dimensions of 80' x 230' x 24' feet, providing ample space to meet our storage and operational needs.
- **Construction Materials:** The barn will be constructed using high-quality, durable materials, including metal ceilings, spray foam wall insulation, wood trusses, fiberglass ceiling insulation, metal exterior to ensure longevity and structural integrity.
- **Compliance:** The construction of the pole barn will adhere to all local building codes, zoning regulations, and environmental standards. We will work closely with the Town of Chili's building department to ensure full compliance and obtain the necessary permits.

- **Site Plan:** The preliminary site plan indicating the proposed location of the pole barn on our property are forthcoming. The site plan will include details on setbacks, access points, and any other relevant considerations.

Additional Information:

- **Utilities:** We will ensure that the pole barn has access to necessary utilities, including electricity and water, to support its intended use.
- **Environmental Impact:** We are committed to minimizing the environmental impact of our operations. Measures will be taken to manage stormwater runoff, preserve green spaces, and maintain the overall aesthetics of the area.
- **Community Impact:** The construction of the pole barn will not result in increased traffic or noise levels in the surrounding area. We are dedicated to being good neighbors and will take steps to mitigate any potential disruptions.

We believe that the construction of this pole barn structure will greatly enhance our operational capabilities and contribute positively to the local economy. We kindly request your support and approval for this project. We are more than willing to attend any meetings or provide additional information as needed to facilitate the review process.

Thank you for your time and consideration. We look forward to working with the Town of Chili to bring this project to fruition. Please feel free to contact me at 978-761-5462 or mrobinson@xlionline.com if you have any questions or require further details.

Sincerely,



Matthew Robinson
Chief Financial Officer
XLI Manufacturing

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 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 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 1. 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 1 – Project and Sponsor Information			
Name of Action or Project: XLI Manufacturing LLC Pole Barn			
Project Location (describe, and attach a location map): 50 Jetview Drive Rochester NY 14624			
Brief Description of Proposed Action: Construction of a pole barn that will primarily serve as a storage for raw materials and finished products. In addition the barn will be designated for secondary manufacturing processes as well as added shipping capacity.			
Name of Applicant or Sponsor: Chad Carta		Telephone: 203-980-3216	
		E-Mail: CCarta@xlionline.com	
Address: 50 Jetview Drive			
City/PO: Rochester		State: NY	Zip Code: 14624
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 checked="" type="checkbox"/>
			YES <input 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: COMIDA			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>10.824</u> acres	
b. Total acreage to be physically disturbed?		<u>0.397</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>10.824</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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?	<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? 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? 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? If No, describe method for providing wastewater treatment: <u>N/A</u> _____	<input checked="" 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?	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	NO	YES
If 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 type="checkbox"/>
If Yes, briefly describe:		

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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage from roof will flow into retention pond</u>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: <u>N/A</u>	<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?	NO	YES
If Yes, describe: <u>N/A</u>	<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: <u>Chad B. Carta Chad B. Carta</u>	Date: <u>10/31/24</u>	
Signature: <u><i>Chad B. Carta</i></u>	Title: <u>Owner</u>	



**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: Field / Parking Lot
2. Proposed use of the property: Pole Barn
3. Coverage of structures on the site:
 - a. current coverage of structures on site 16.4%
 - b. proposed coverage of structures on site 16.8% **+ 0.37%**
4. The height, in feet above mean sea level, of:
 - a. the tallest existing structure on the site 35 Feet
 - b. the tallest proposed structure on the site 25 Feet
5. The maximum number, type (cars, tractor trailers) and location of vehicles on the site at any one time: 2
 The time of maximum occupancy is: FROM: 6 AM PM TO: 5 AM PM
6. Type, location and direction of exterior lighting: LED Flood lights around perimeter
7. Exterior signs, if any, and light source (interior/exterior lit; light color; animation; flashing): N/A
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. One Pond will be created with the moving of soil. Small pond at SE corner of property
 2. _____
 3. _____

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

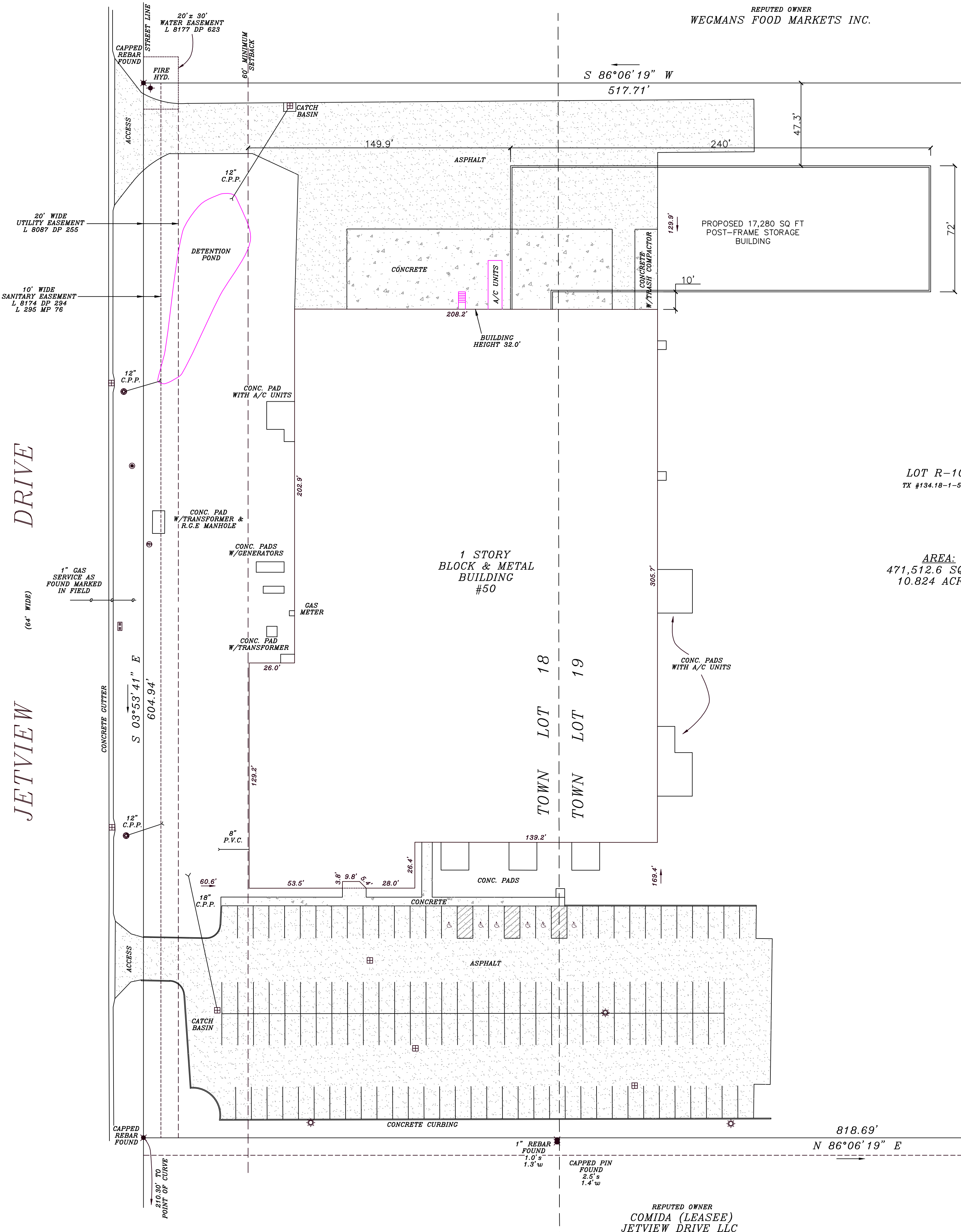
Name: _____
 Title: _____
 Telephone No.: _____
 Signature: _____

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 #: _____

JETVIEW DRIVE
(64' WIDE)



LOT R-106
TX #134.18-1-51.1

AREA:
471,512.6 SQ. FT.
10.824 ACRES

REPUTED OWNER
COMIDA (LEASEE)
JETVIEW DRIVE LLC

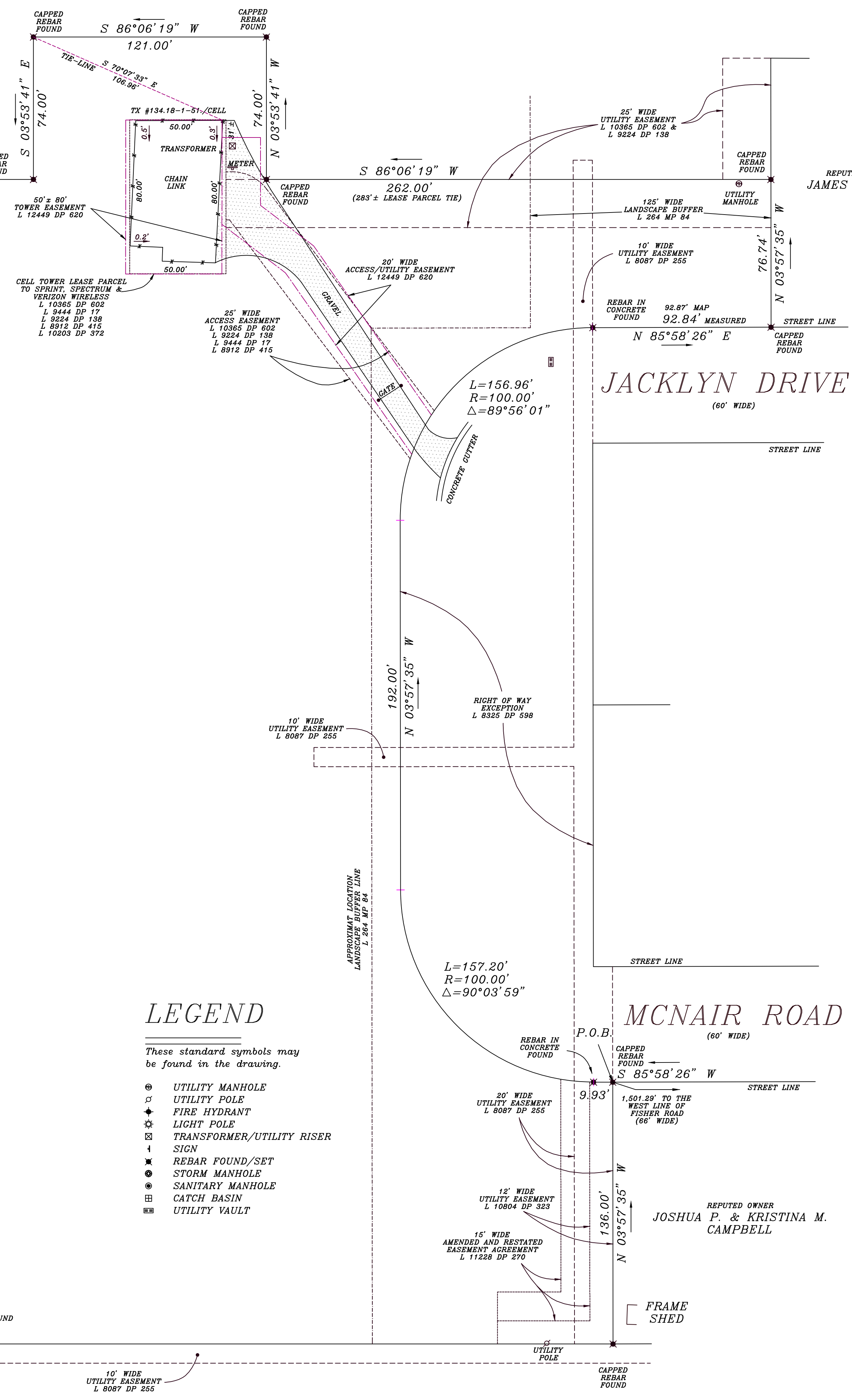
REPUTED OWNER
WECMANS FOOD MARKETS INC.

REPUTED OWNER
JAMES D. GUCK

JACKLYN DRIVE
(60' WIDE)

MCNAIR ROAD
(60' WIDE)

REPUTED OWNER
JOSHUA P. & KRISTINA M.
CAMPBELL



LEGEND

- These standard symbols may be found in the drawing.
- ⊙ UTILITY MANHOLE
 - UTILITY POLE
 - ⊕ FIRE HYDRANT
 - ⊙ LIGHT POLE
 - ⊠ TRANSFORMER/UTILITY RISER
 - ⊠ SIGN
 - ⊠ REBAR FOUND/SET
 - ⊠ STORM MANHOLE
 - ⊠ SANITARY MANHOLE
 - ⊠ CATCH BASIN
 - ⊠ UTILITY VAULT

1 SITE PLAN
C-1 SCALE: N.T.S.



planning engineering construction
13140 west church street savannah, new york, 13146
ph. 315-365-2838 fax. 315-365-3434
e-mail: engineering@secorbuildingsolutions.com

This drawing is the property of Secor Engineering, PLLC. Reproduction, alteration, or use without the written consent of Secor Engineering, PLLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractor and builders involved on this project shall review and verify all dimensions prior to the start of any related work. Report any discrepancy found to the engineer of record in writing before proceeding with any related work.

Civil Engineer:
SECOR ENGINEERING, PLLC.
13140 Route 31
Savannah, New York 13146
315-730-6023

General Contractor:

Project:

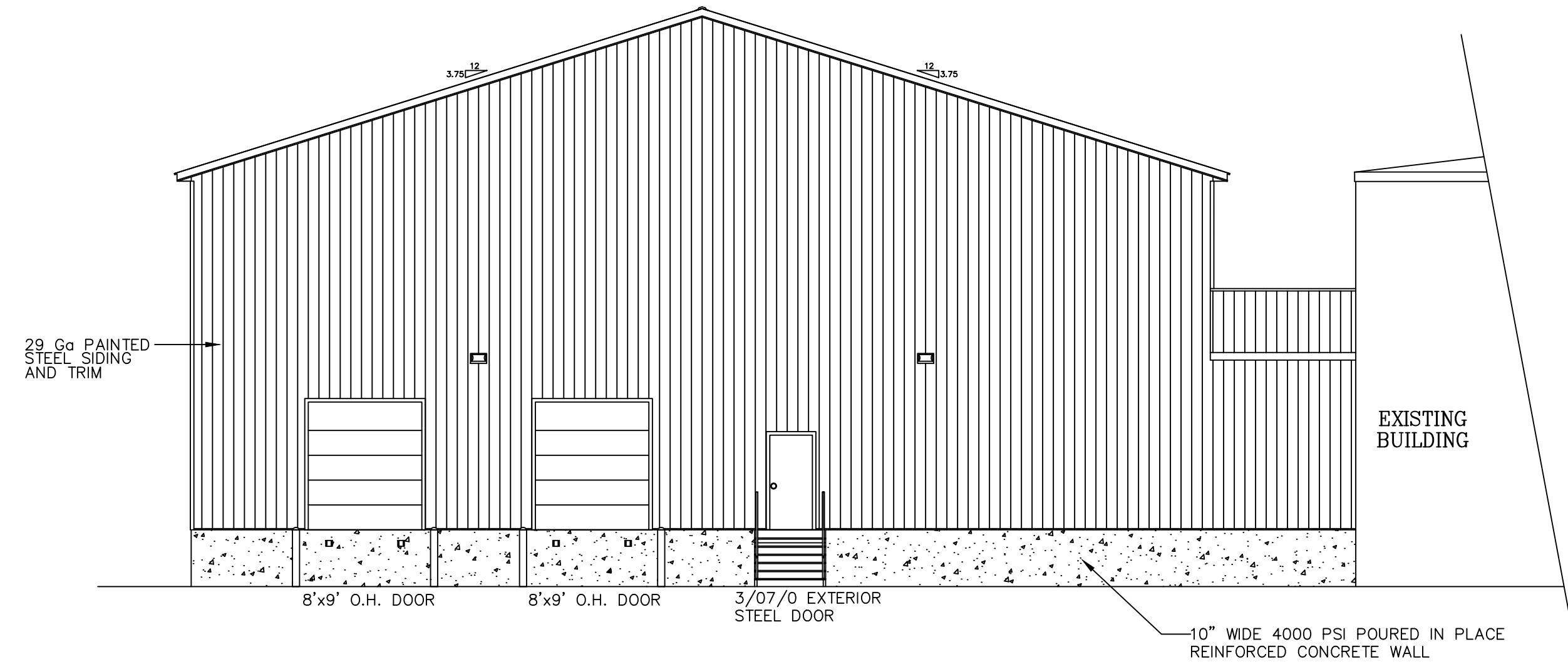
PRELIM SITE PLAN FOR:
XLI MANUFACTURING
50 JETVIEW DRIVE
TOWN OF CHILI, NEW YORK

Plan:
SITE LAYOUT PLAN

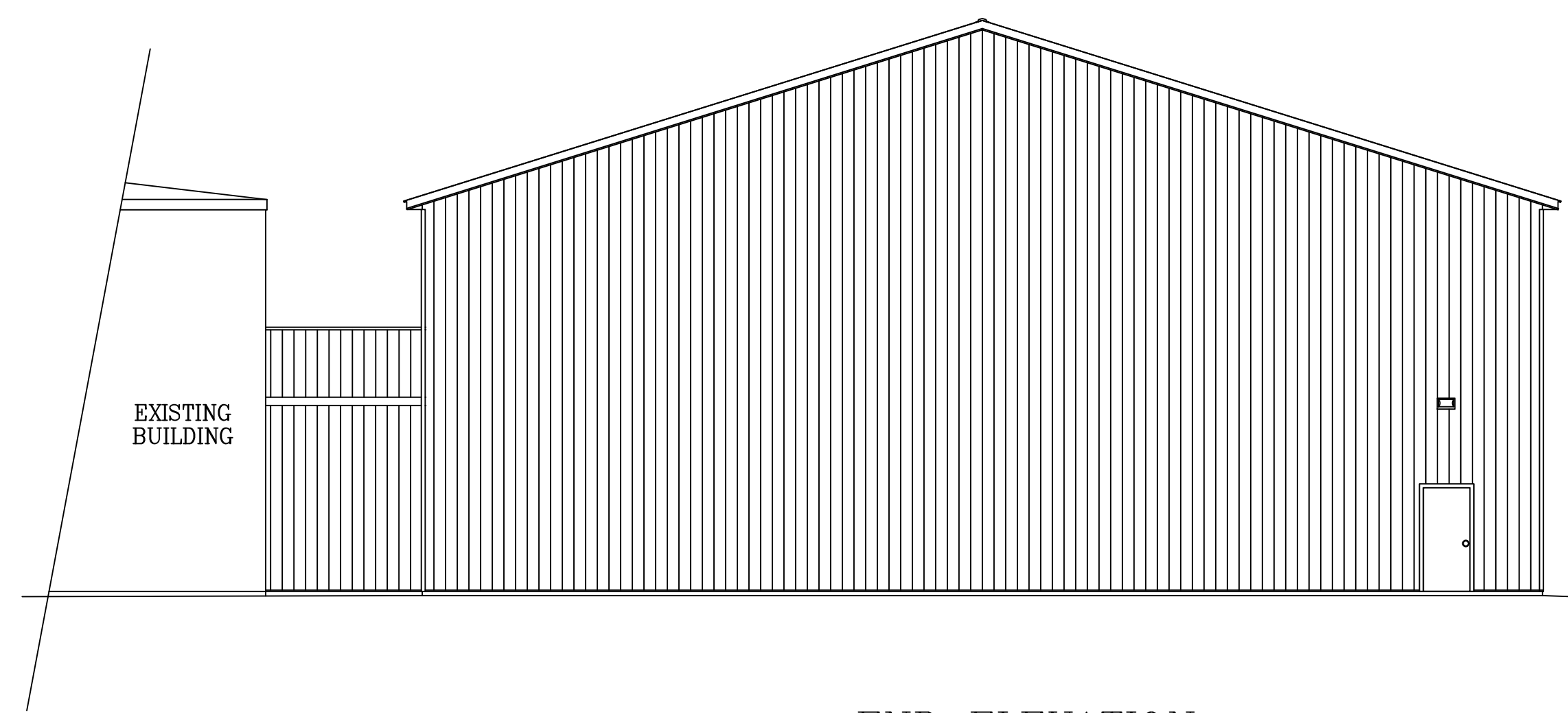


Seal:
Date: 11/07/24
Scale: AS NOTED
Drawn By: JRM
Project Number: 2745-2474
Sheet: C1 of 1
Revisions:

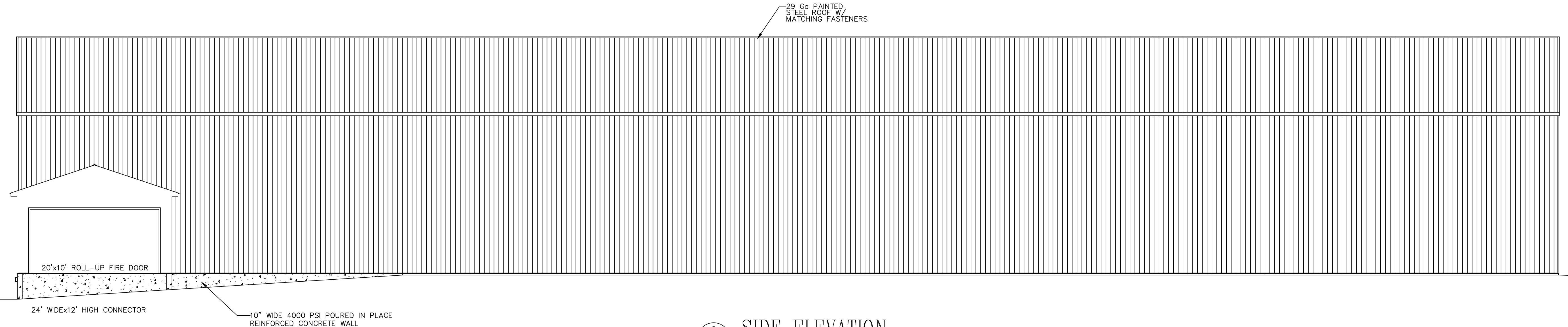
WARNING: It is a violation of the law for any person, unless acting under the direction of a licensed professional engineer, to alter any item on this drawing in any way. Any license altering this document in any way by law, shall affix his/her seal and the notation "altered by" followed by his/her signature, the date of such alteration and a specific description of the alteration.



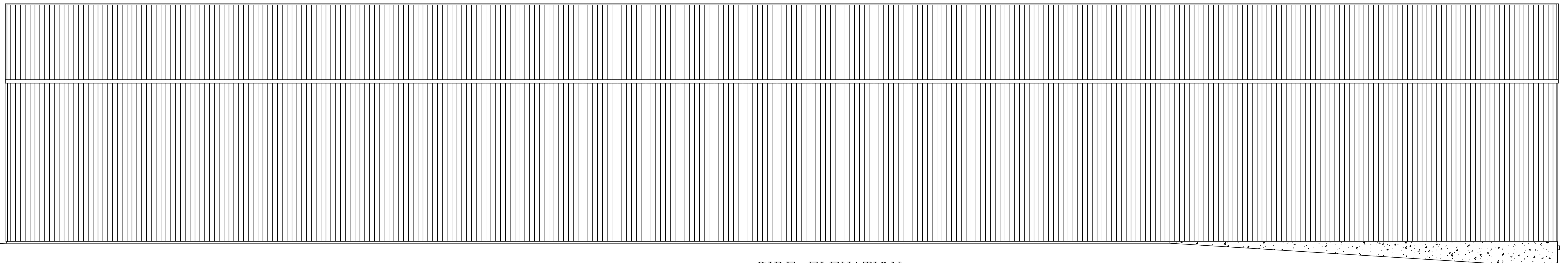
1 END ELEVATION
A-1 SCALE: 1/8"=1'-0"



2 END ELEVATION
A-1 SCALE: 1/8"=1'-0"



3 SIDE ELEVATION
A-1 SCALE: 1/8"=1'-0"



4 SIDE ELEVATION
A-1 SCALE: 1/8"=1'-0"

SECOR
Your Complete Solution.
planning engineering construction
13140 west church street savannah, new york, 13146
ph. 315-365-2838 fax. 315-365-3434
e-mail: engineering@secorbuildingsolutions.com

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Structural Engineer:
SECOR ENGINEERING, PLLC.
13140 Route 31
Savannah, New York 13146
315-730-6023

General Contractor:

Project:

PROPOSED BUILDING FOR:
XLI MANUFACTURING
50 JETVIEW DRIVE
TOWN OF CHILLI, NEW YORK

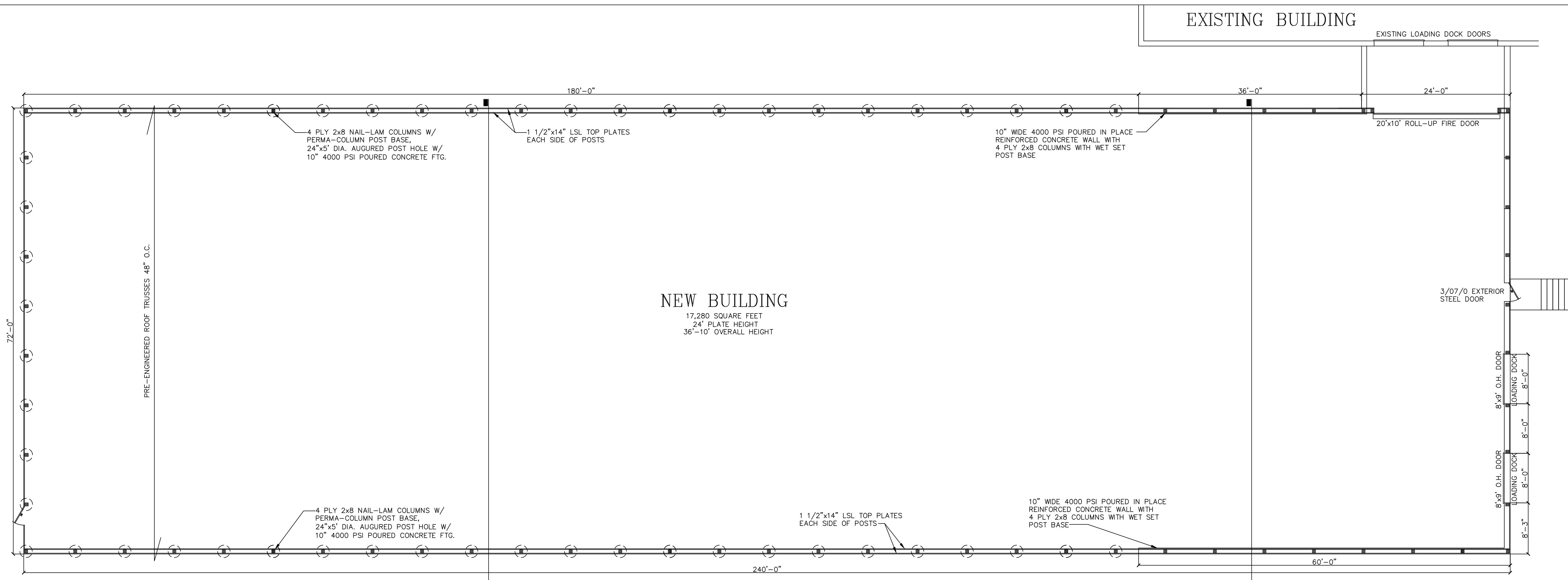
Plan: LAYOUT PLAN/SECTION

Seal:

Intended For Agency Review Or Construction Without Stamp and Signature
Date: NOVEMBER 6, 2024
Scale: AS NOTED
Drawn By: JRM
Project Number: 2745-2474
Sheet: A-1 of 4

Revisions:
07/15/24 PLAN & SECTIONS

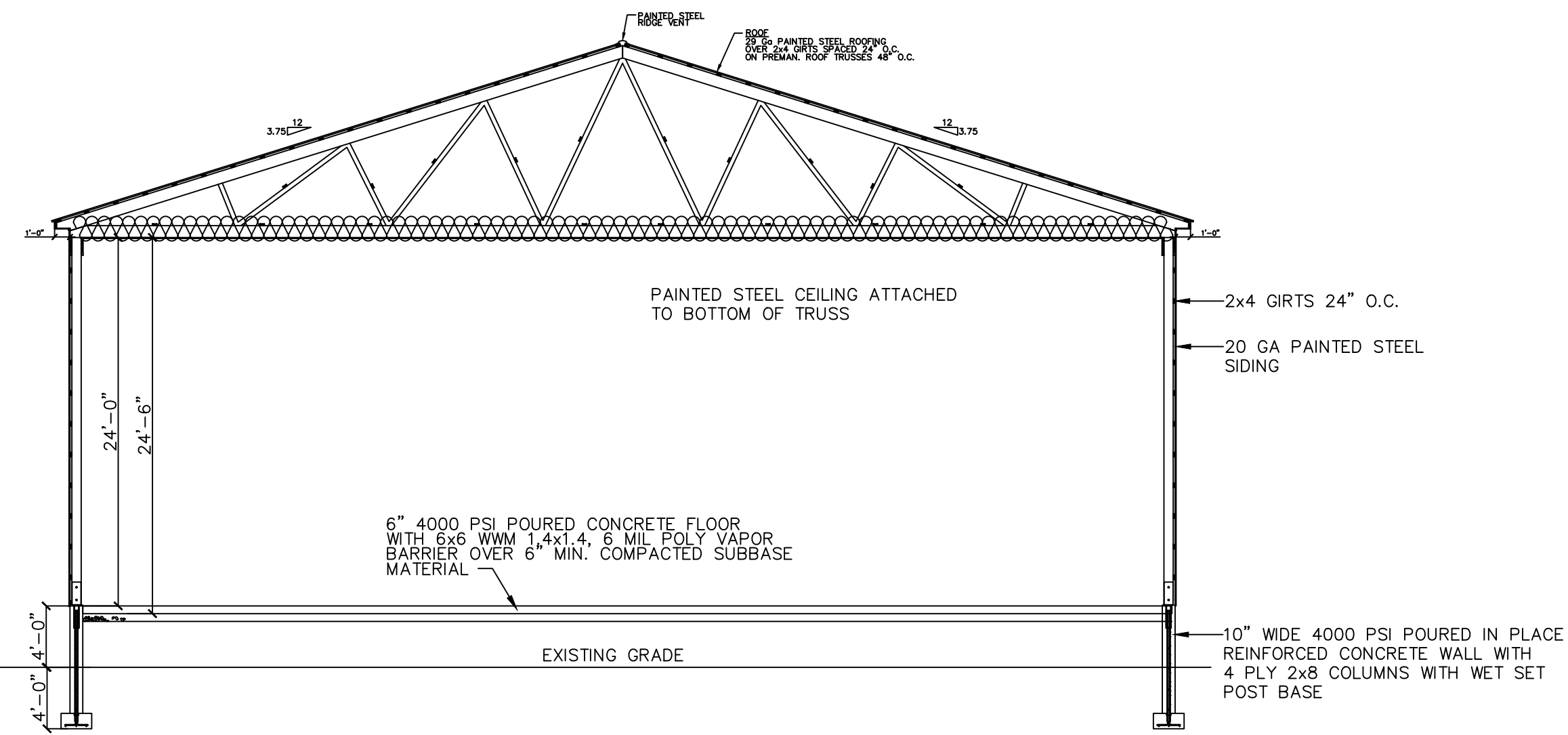
WARNING: It is a violation of the law for any person, unless acting under the direction of a licensed professional engineer, to alter any item on this drawing in any way. Any licensee altering this document in any way by law, shall affix his/her seal and the notation "altered by" followed by his/her signature, the date of such alteration and a specific description of the alteration.



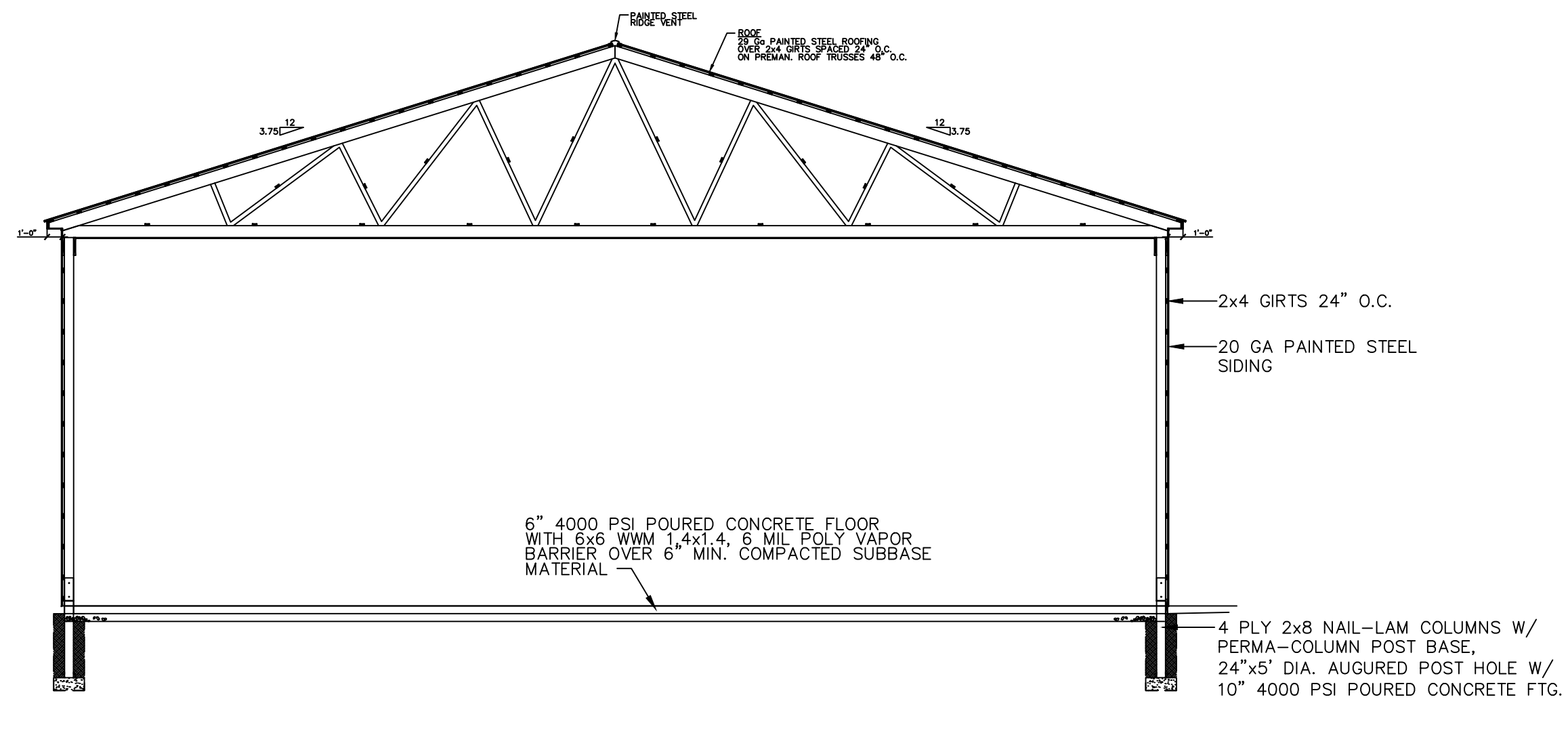
NEW BUILDING
 17,280 SQUARE FEET
 24" PLATE HEIGHT
 36'-10" OVERALL HEIGHT

EXISTING BUILDING

1 LAYOUT PLAN
 SCALE: 1/8"=1'-0"



2 TYPICAL SECTION
 SCALE: 1/8"=1'-0"



3 TYPICAL SECTION
 SCALE: 1/8"=1'-0"

SECOR
 Your Complete Solution.
planning engineering construction
 13140 west church street savannah, new york, 13146
 ph. 315-365-2838 fax. 315-365-3434
 e-mail: engineering@secorbuildingsolutions.com

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Structural Engineer:
SECOR ENGINEERING, PLLC.
 13140 Route 31
 Savannah, New York 13146
 315-730-6023

General Contractor:

Project:
 PROPOSED BUILDING FOR:
XLI MANUFACTURING
 50 JETVIEW DRIVE
 TOWN OF CHILLI, NEW YORK

Plan:
 LAYOUT PLAN/SECTION

Seal:

Date: NOVEMBER 6, 2024
 Scale: AS NOTED
 Drawn By: JRM
 Project Number: 2745-2474
 Sheet: A-2 of 2

Revisions:
 07/15/24 PLAN & SECTIONS

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November 19, 2024

Town of Chili
Supervisor Dunning | Town Board | Planning Board
3333 Chili Avenue
Rochester, NY 14624

**Re: Chili Center Redevelopment
3231-3253 Chili Avenue
Chili, NY – Incentive Zoning Application**

Dear Supervisor Dunning and Planning Board Chairman:

On behalf of our client Chili Development Group, we are asking to be placed on the December 10, 2024, Town Board agenda for consideration of an Incentive Zoning Application for the above-mentioned project. The project is comprised of four parcels including the former Town Senior Center and former Fire Station (**3231 Chili Ave:** T.A. 146.09-2-19.12, **3235 Chili Ave:** T.A. 146.13-1-19.1, **3249 Chili Ave:** T.A. 146.13-1-17, **3253 Chili Ave:** T.A. 146.13-1-16). In total the site is approximately 8.6 acres and is currently zoned General Business (GB).

In accordance with Chapter 500, Section 102 of the Town's Zoning Law, the applicant seeks to offer amenities that would assist the Town to implement specific policies as described in the Town's Comprehensive Plan.

In support of our application, we have provided the following documentation:

- (6) Letters of Intent / revised narrative
- (6) Incentive Zoning Concept Plan 22"x34"
- (1) EAF Part 1
- (6) Neighborhood Maps 11"x17"
- (1) Electronic Copies Emailed to development@townofchili.org

Incentive Zoning Proposal Narrative:

The amenity offered by the applicant is **Improvements to Memorial Park**, specifically at the northeast corner of Old Scottsville Chili Road and Memorial Park drive. The proposed upgrades to the park include:

- Improve / Resurface the existing parking lot.
- Replacement of the dilapidated basketball court with two pickle ball courts.
- Providing a +/- 800 SF covered pavilion
- Landscaping
- Provide curbed sidewalk from project main road to culvert, from Old Chili Scottsville to culvert. (Town would complete work at the culvert)

The park improvements support multiple goals identified in the Comprehensive Plan including:

- The community goal: “To shape and improve the quality of the built environment by providing for the needs of townspeople, maintain the character of the town, and ensure a healthy environment for future generations.”
- The goal: “To shape and improve the quality of the built environment by providing for the needs of townspeople, maintain the character of the town, and ensure a healthy environment for future generations.”
 - Objective Five is: “preservation of park and/or public open space in conjunction with development.”
- The Comprehensive Plan specifically outlines the following objective within the Sub-Area #4 (Chili Center):
 - “Additional active and passive recreational facilities.”

Memorial Park is situated in the center of Town and surrounded by a variety of civic and retail uses including the recently completed community center, athletic fields, Wegmans, Target, and retail plazas north of Chili Avenue. The enhancements to the park will provide an area of active recreation of residents of all ages visiting the Town Center.

The estimated value of the Public Park Improvements is **±\$200,000**.

Based on the Incentive Zoning section 102 of the Zoning Code in Chapter 500, the Applicant is seeking the following incentives or relief from the base zoning requirements of the GB district:

1. 10' Front Building Setbacks along Chili Ave (NYS-33A) and 0' front setbacks along the Dedicated Town Road.
§ 500-19 of the Town Code requires front setbacks of 60' on local roads and 75' on major highways
2. First floor residential units in the proposed multi-unit buildings.
§ 500-19 of the Town Code allows for dwelling units not on the first floor with a special use permit.
3. Parking stall Quantity relief (1 stall / 300 SF of Commercial Floor Area & 1.5 stalls / unit
§ 500-43 of the Town Code Requires:
 - 1 space per 200 square feet of floor area plus 1 space per 2 employees for Bank, office (except medical and dental)
 - 1 space per table or 1 for each 200 square feet of floor area or 1 space per 4 seats whichever is greater for Eating or drinking establishments.
4. Building Height for 3-story apartments is proposed to be ±48 feet tall.
§ 500-19 of the Town Code allows for a maximum building height of 35'
5. Relief from Side / Rear Yard Setback and Landscaped Buffer Requirements when abutting another street (no R-1 or RM districts adjacent to project).
§ 500-19 of the Town Code requires a 60' setback with a 30' landscaped buffer
6. Relief from Special Use Permit requirements for Outdoor Dining.
§ 500-19 of the Town Code states that outdoor cafes is a special permit use within the GB district.
7. Relief from Off Street Loading requirements for Commercial Buildings greater than 5,000 SF.
§ 500-43 of the Town Code requires a loading birth for commercial buildings having a gross floor area of 5,000 SF or more.

The following contents of this letter include an analysis of how the proposed project and incentive zoning amenities would assist the town to Implement goals and initiatives outlined in the 2030 Comprehensive Plan, the 2016 Chili Center Master Plan, and the 2013 Parks and Recreation Master Plan.

Town Planning Documents:

2030 Comprehensive Plan:

[COMPREHENSIVE MASTER PLAN - 2010 \(townofchili.org\)](http://townofchili.org)

The following General Community Goals are furthered by the proposal:

- “Coordinate land use, public and community facilities and multi-modal transportation needs in a manner that will provide for the efficient overall improvement of the town, its future growth and adequate protection of its natural resources in accordance with an established Comprehensive Plan.”
 - The proposal facilitates multimodal connectivity to the Chili Recreation Center and Memorial Park recreational facilities.
- “Commercial development, at both the community and neighborhood scales, will continue to have precedence over regional or “Big Box” types of commercial land use. The priority of the town’s commercial development program will be to implement the recommended actions contained in the adopted Chili Center Master Plan.”
 - The proposal allows for a private public partnership to upgrade the memorial park recreational facilities while offering a sustainable mixed-use development that caters to the neighbors and community.
- “The principles of the federal and state “Complete Streets Transportation Programs” will have precedence for moving people and goods in a safe and efficient manner while maximizing the conservation of energy and being responsible both environmentally and socially.”
 - The proposal includes a complete street dedicated to the Town that connects Chili Avenue to Memorial Drive.
- “To shape and improve the quality of the built environment by providing for the needs of townspeople, maintain the character of the town, and ensure a healthy environment for future generations.”
 - This proposal fits objective five under that goal by fostering the preservation of park and/or public open space in conjunction with development.

2016 Chili Center Master Plan:

[Chili-Center-Master-Plan1 Part1.pdf \(townofchili.org\)](http://townofchili.org)

The following initiatives identified in the 2016 Chili Center Master Plan are complimented by the proposed development:

- Develops Chili Avenue as a complete street (extra wide sidewalks proposed)
- Improves pedestrian connections to and throughout Chili-Paul Plaza, especially from Chili Avenue (signalized intersection with pedestrian crossings)
- Develops an off-road pedestrian connection from Memorial Park to Chili Center (Proposed dedicated Town Road with sidewalks)

- The updated 2030 Comprehensive Plan specifically outlines main point initiatives within the Sub-Area #4 (Chili Center) that are furthered by the proposal.
 - “Main Street” style commercial developments along Chili Avenue
 - Improvements and enhancements to Memorial Park
 - Additional active and passive recreational facilities
 - Enhanced bicycle and pedestrian facilities
 - Improved connectivity to community assets.

2013 Chili Parks and Recreation Master Plan:

<http://www.townofchili.org/wp-content/uploads/2016/11/2013-Rec-Master-Plan-Update.pdf>

Memorial Park has become a central park for the town of Chili with the construction of the new Chili Recreation Center. The Park requires improvements to the existing playground facilities.

The 2030 Comprehensive plan also has a goal of providing accessible and attractive parks and diverse recreational opportunities. The proposed upgrades to memorial park will provide a more accessible experience for residents of the town.

Demand Analysis:

An as-of-right concept was prepared following the zoning code for the GB district. This plan was able to fit 58 dwelling units and 62,000 SF of commercial while having the required parking per code to support the uses (greater than 397 stalls provided at 1.5 stalls / dwelling unit & 1 stall / 200 SF commercial). The proposed incentive zoning site plan provides fewer dwelling units (48) and less commercial floor area (58,600 SF).

This demonstrates the proposed incentive zoning site plan would not go beyond the sewage disposal, water, transportation, drainage, trash disposal, electricity, and fire protection facility demand that would be placed on the existing facilities if the district were developed to its fullest potential.

In conclusion the implemented incentive zoning regulations help developers pay for a fair share of the off-site infrastructure costs. The mechanism allows for this type of creative development that will assist the Town in implementing goals outlined in master planning documents.

We look forward to meeting with you to discuss this project further.

Sincerely,



Jess D. Sudol, PE
President

JDS:paf

Cc: File Chili Development Group

PASSERO

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 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 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 1. 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 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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 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 type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input 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 type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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? 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?	NO	YES	
	<input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

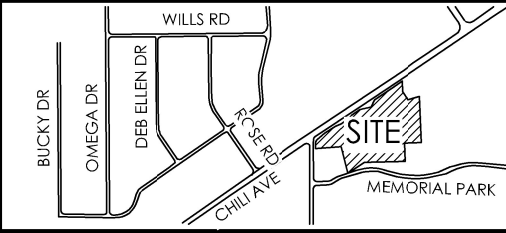
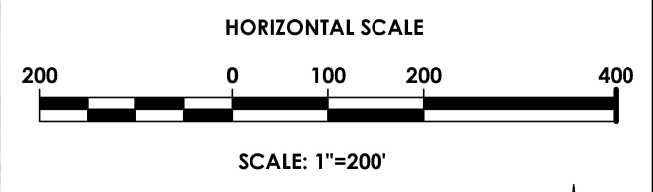
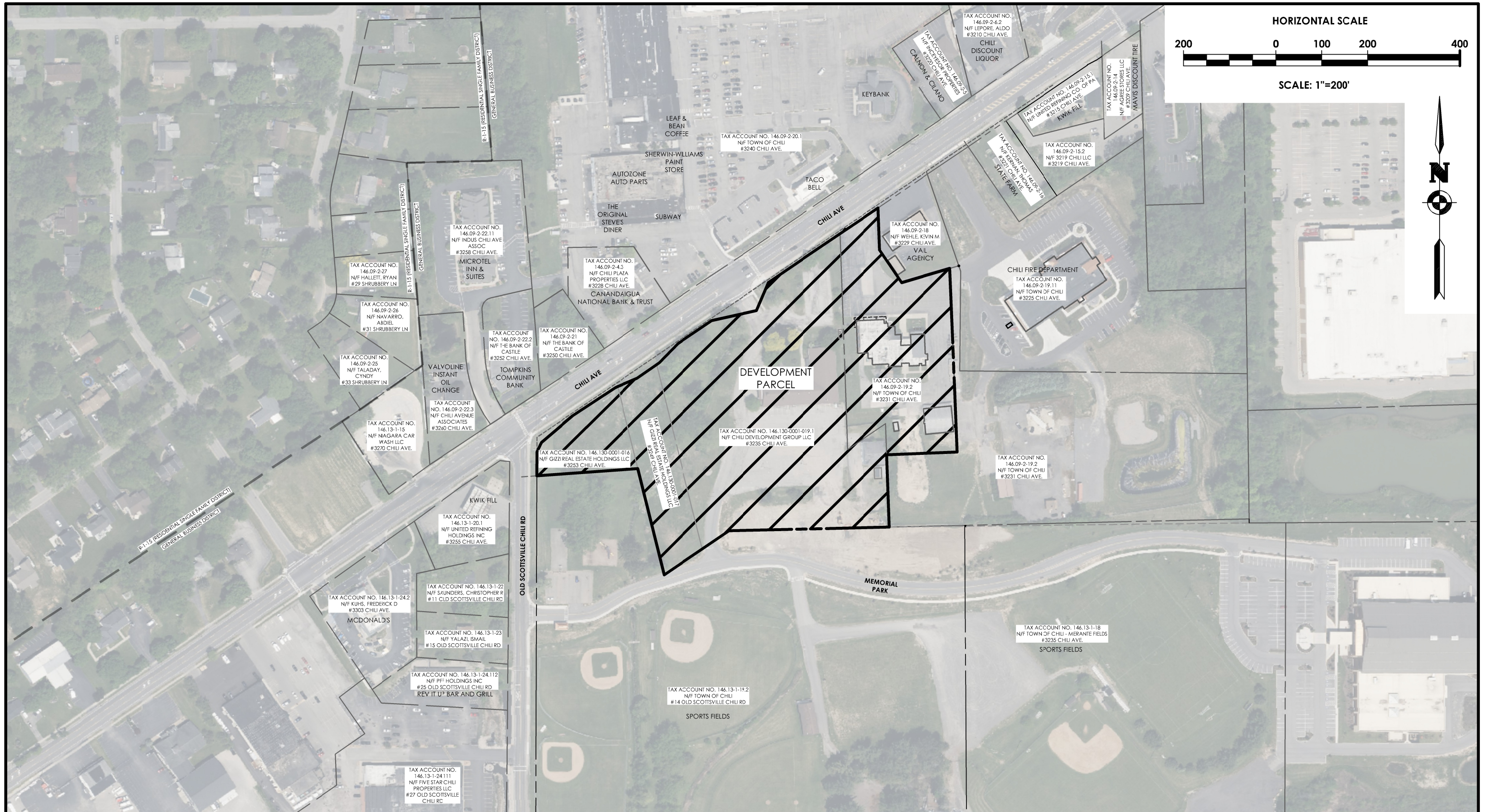
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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 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 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 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: _____ Date: _____ Signature: <u> <i>Jesse Sub</i> </u> Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



TOWN of CHILI
LOCATION SKETCH
N.T.S.

3235 CHILI AVE

PA PASSERO ASSOCIATES
engineering architecture
242 West Main Street, Suite 100
Rochester, NY 14614

Client:	CHILI DEVELOPMENT GROUP, LLC 3850 BUFFALO ROAD ROCHESTER, NY 14624
Project Number:	20243943.0001
Scale:	1"=200'
Sheet No:	SK-1

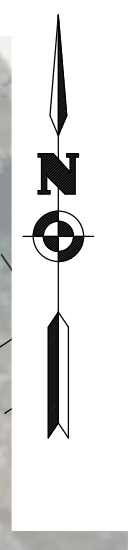
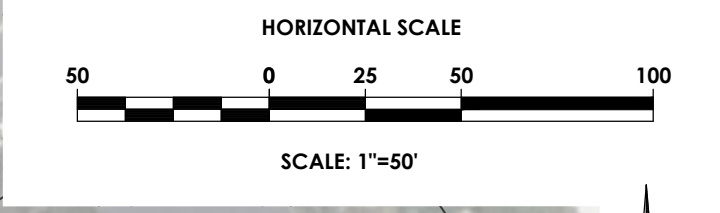
Drawn By: WLB Date: NOVEMBER 2024

LEGEND - SITE:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT

**GIZZI REAL ESTATE HOLDINGS LLC,
CHILI DEVELOPMENT GROUP LLC, &
CHILI FIRE DEPARTMENT INC.**
TAX NO. 146.130-1-17, 146.13-1-16,
146.13-1-19.1, & 146.090-2-19.12 (LOT
ARA-2B REF. 6)
3253, 3249, 3235, & 3231 CHILI AVE
8.562± ACRES

TOTAL RESIDENTIAL	48 UNITS
TOTAL COMMERCIAL	56,450 SF
TOTAL PARKING	326 STALLS



SITE DATA		
TAX ACCOUNT NUMBER:	146.13-1-17, 146.13-1-16, 146.13-1-19.1, & 146.090-2-19.12	
PARCEL ADDRESS:	3253, 3249, 3235, & 3231 CHILI AVE ROCHESTER, NY	
MUNICIPALITY:	TOWN OF CHILI	
COUNTY:	MONROE	
TOTAL PARCEL AREA:	8.56 ACRES	
AREA OF DISTURBANCE:	TBD	
EXISTING ZONING:	GB (GENERAL BUSINESS)	
PROPOSED ZONING:	GB (GENERAL BUSINESS)	
EXISTING USE:	VACANT	
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL	
ZONING DATA		
	REQUIRED	PROPOSED
ZONING DISTRICT:	GB (GENERAL BUSINESS)	
LOT		
WIDTH	N/A	700' MIN
DEPTH	250' MIN	397' MIN
AREA	N/A	8.56 ACRES
BUILDING COVERAGE	30% MAX	20.20%
SETBACKS		
FRONT (MAJOR HWY)	75'	10' CHILI AVE / 0' TOWN RD*
SIDE	N/A	2' MIN
SIDE (ABUTTING R DISTRICT OR ROAD)	60'	2' MIN*
REAR	N/A	5' MIN
REAR (ABUTTING R DISTRICT OR ROAD)	60'	5' MIN*
BUILDING		
HEIGHT	35' MAX	48', 3-STORY APT.*
DENSITY	N/A	1 DU/7,770 SF
UNIT QTY	N/A	48
LANDSCAPED BUFFER - SIDE YARD	30'	0*
LANDSCAPED BUFFER - REAR YARD	30'	0*
DWELLING UNITS ON FIRST FLOOR	NOT ALLOWED	FIRST FLOOR UNITS PROPOSED*
PARKING		
SETBACK	N/A	0'
STALLS QTY	COMMERCIAL/DINING = 1 STALL/200 SF x 56,450 SF = 283 STALLS RESIDENTIAL = 1.5 STALL/DU x 48 = 72 STALLS TOTAL = 355 STALLS	326*
STALL SIZE	9.5x19'	9.5x19'
DRIVE AISLE WIDTH - 90/60/45 DEG	N/A	22' MIN
NOTES:	*INCENTIVE ZONING	
ENVIRONMENTAL DATA		
	NO	YES
STATE REGULATED WETLANDS (NYSDEC ERM):	X	
FEDERALLY REGULATED WETLANDS (USFWS NWI):		X
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36055C0307G DATED: 8/27/2008	X	
ENDANGERED SPECIES (NYSDEC ERM):	X	



MEMORIAL PARK IMPROVEMENTS

- IMPROVE / RESURFACE THE EXISTING PARKING LOT.
- REPLACEMENT OF THE DILAPIDATED BASKETBALL COURT WITH TWO PICKLE BALL COURTS.
- PROVIDING +/- 800 SF COVERED PAVILION
- LANDSCAPING



PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, PE
Project Manager: Trevor Haut, PE
Designed by: Nicholas Snyder, EIT

Revisions			
No.	Date	By	Description

**INCENTIVE ZONING
SITE PLAN**

3235 CHILI AVE

Municipality: CHILI
County: MONROE State: NY

Project No:
20243943.0001

Drawing No.
C - 131

Scale:
1" = 50'

Date
NOVEMBER 2024

Y:\PROJECTS-NEW\2024\20243943\CAD-BIM-MODELS\CIVIL\20243943_0001 SITE PLAN CONCEPT 11-12-24.DWG 11/15/2024 10:56 AM Trevor Haut