

TOWN OF CHILI, Monroe County, New York

Local Law no. \_\_ of the year 2025

A local law to Amend Local Law #2 of 2022, Chapter 451, Taxation, Article IX. Exemption for Volunteer Firefighter & Volunteer Ambulance Personnel

Be it enacted by the Town Board of the  
Town of Chili as follows:

**§451-33 Purpose and Intent**

It is the purpose and intent of this article to implement legislation that allows a partial real property tax exemption for eligible volunteer firefighters and volunteer ambulance personnel as set forth by New York Real Property Tax Law § 466-a.

**§451-34 Provisions Adopted by Reference**

Pursuant to and in accordance with New York Real Property Tax Law § 466-a, including all subsections thereof, certain real property that is owned by an enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service, or that is owned by such enrolled member and his/her spouse, shall be partially exempt from Town taxation to the extent of 10% of the assessed value of such real property. Real property that is the primary residence of and is owned by an enrolled member of an incorporated volunteer fire company, fire department or incorporated volunteer ambulance service, or that is owned by such enrolled member and his/her spouse, residing in the Town of Chili shall be partially exempt from taxation in accordance with New York Real Property Tax Law § 466-a, with said partial exemption limited to 10% of the assessed value of the real property, exclusive of special districts.

**§451-35 Exemption Granted**

The Assessor of the Town of Chili is hereby directed to include the partial exemption under New York Real Property Tax Law § 466-a of 10% of the assessed value of certain real property, provided the following requirements are satisfied:

**§451-38 Effective**

This Article shall take effect immediately upon the filing with the Secretary of State.

NEW YORK STATE DEPARTMENT OF STATE  
Division of Corporations, State Records and Uniform Commercial Code  
One Commerce Plaza, 99 Washington Avenue, Albany, New York 12231

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

TOWN OF CHILI, Monroe County, New York

Local Law no. \_\_ of the year 2025

A local law to Amend Article XIX, Solar Energy Systems §500-130 (6)(b) and §500-130 (6)(h)[1][d] of the Town Code of the Town of Chili.

Be it enacted by the Town Board of the  
Town of Chili as follows:

Amend § 500-130. The Planning Board special use permit criteria, M. Decommissioning, (6) Special use permit standards as follows:

- (b) Setbacks. The following table displays the minimum setback requirements for Tier 3 solar energy systems for those districts for which they are permitted. All setbacks shall be exclusive of and in addition to any required landscaped buffer area.

EXCEPTION: No tier 3 solar energy system or any of its components shall be located within 300 feet of any residential property line or residential dwelling.

<b>Tier 3 Ground-Mounted</b>			
<b>Zoning District</b>	<b>Front (feet)</b>	<b>Side (feet)</b>	<b>Rear (feet)</b>
Limited Industrial	75	40	80
General Industrial	75	40	80
Agricultural Conservation	100	50	80

- (g) Screening and visibility.

[1] Applications for solar energy systems shall be required to:

(d) A fully landscaped buffer fifty (50) feet in width must be provided along the entire perimeter of the subject property. Said landscaped buffer area shall be in addition to and exclusive of any required setback and shall be planted and perpetually maintained with live trees and shrubs at least six (6) feet in height and shall have such other grading and landscaping as necessary to visually and audibly screen the solar energy system from the adjacent properties. The treatment of the landscaped buffer area shall, however, not appear to be unnatural or rigid, such as bunker-like straight ridges or walls, as determined by the Planning Board during its review of the site plan.

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TOWN OF CHILI, Monroe County, New York

Local Law no. \_\_ of the year 2025

A local law to Amend Article V (Site Plan Approval) of the Town Code of the Town of Chili adding §500-39-D and §500-40-F.

Be it enacted by the Town Board of the  
Town of Chili as follows:

ARTICLE V  
**Site Plan Approval**

**§ 500-39. Preliminary site plan procedure.**

D. Expiration and extension of preliminary site plan approval.

- (1) Approval of a preliminary site plan by the Planning Board shall expire after one (1) year from the date of such preliminary site plan approval by the Planning Board unless final site plan approval was granted by the Planning Board within said one (1) year period.
- (2) An application may be made to the Planning Board for a one (1) year extension of preliminary site plan approval. The application for an extension of the preliminary site plan approval shall be submitted to the Planning Board at least two (2) months prior to the expiration of said preliminary site plan approval along with the application fee set forth in the Building Department Fee Schedule. The Planning Board shall then, after a public hearing, consider the request for the extension of the preliminary site plan approval and shall either approve, approve with additional conditions and/or modifications to the preliminary site plan, or deny the application for the extension of the preliminary site plan approval. No more than two (2) extensions of the preliminary site plan approval may be granted by the Planning Board.
- (3) If a preliminary site plan approval has expired pursuant to Subsection (1) above, or expended the allotted extensions pursuant to subsection (2) above and if the applicant

desires to proceed with the project, the applicant shall be required to reapply to the Planning Board for preliminary site plan approval and shall be subject to all fees required pursuant to the Building Department Fee Schedule.

**§ 500-40. Final site plan procedure.**

**F. Expiration and extension of final site plan approvals.**

- (1) Approval of a final site plan by the Planning Board shall expire after one (1) year from the date of such final site plan approval by the Planning Board unless a building permit has been obtained within said one-year time period for work indicated on the final site plan and site development and/or construction has begun or, if no building permit per the final site plan approval was required, site development and/or construction has begun consistent with the approved final site plan, as determined by the Building Inspector.
- (2) An application may be made to the Planning Board for a one (1) year extension of final site plan approval. The application for an extension of the final site plan approval shall be submitted to the Planning Board at least two (2) months prior to the expiration of said final site plan approval along with the application fee set forth in the Building Department Fee Schedule. The Planning Board shall then, after a public hearing, consider the request for the extension of the final site plan approval and shall either approve, approve with additional conditions and/or modifications, or deny the application for extension of the final site plan approval. No more than two (2) extensions of the final site plan approval may be granted by the Planning Board.
- (3) If a final approval of a site plan has expired pursuant to Subsection (1) above, or expended the allotted extensions pursuant to Subsection (2) above and if the applicant desires to proceed with the project, the applicant shall be required to reapply to the Planning Board for preliminary and final site plan approval and shall be subject to all fees required pursuant to the Building Department Fee Schedule.

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TOWN OF CHILI, Monroe County, New York

Local Law no. \_\_ of the year 2025

A local law to Amend Article XVI (Incentive Zoning) §500-107 (Cash Payment in Lieu of Amenity) of the Town Code of the Town of Chili.

Be it enacted by the Town Board of the  
Town of Chili as follows:

**Incentive Zoning**

**§ 500-107 Cash payment in lieu of amenity.**

If the Town Board finds that an amenity is not suitable or cannot be reasonably provided, the Town Board may require a non-refundable cash payment in lieu of the provision of the amenity. These funds shall be placed in a reserve fund to be used by the Town Board exclusively for specific amenities to be described prior to the acceptance of funds. Non-refundable cash payments consistent with this provision shall be made to the Town within sixty (60) days from the Town Board's final approval of the same, and prior to the issuance of any building permit. If said cash payment is not paid in its entirety to the Town within sixty (60) days from the Town Board's approval, then the Town Board's approval shall be deemed null and void, and the applicant shall be required to file a new application consistent with this Article. Cash payments in lieu of amenities shall not be used to pay general and ordinary Town expenses.