TOWN OF CHILI

STATE OF NEW YORK * COUNTY OF MONROE
ESTABLISHED IN 1822

David J Dunning
Supervisor

Virginia L. Ignatowski
Town Clerk

Jordon I. Brown
Mark L. DeCory
Michael S. Slattery
Mary C. Sperr
Town Council Members

June 10, 2016

To whom this concerns:

The Town of Chili appreciates the opportunity for consideration of funding through the Downtown Revitalization Initiative. Chili is a medium sized town with a population of a bit over 28k (2010 Census). Our community is diverse and provides opportunities for people from all walks of life. Our housing opportunities range from subsidized to million dollar estates. Our growth potential is only restrained by funding. Chili is home to Roberts Wesleyan College, Wegmans Culinary Center, Palmer Foods, Target, Kmart, Wilmorite, US Airports, American Tire Distributers, Fed-Ex and many other businesses. Chili is easily accessible through its 3 exits off Rt. 490, portions of the Greater Rochester Airport and major rail connections and often considered the western gateway to Monroe County.

We have worked hard over the past 9 years developing and memorializing plans for our future. If funded, that future could become a reality today. I believe Chili is not only ripe for this opportunity, but we are also uniquely ready now to move forward.

Thank you for taking the time to review our application, I look forward to the opportunity to discuss our vision with you.

Sincerely

David Dunning
Supervisor- Town of Chili

3333 Chili Avenue, Rochester, NY 14624
(585) 889-3550 fax: (585) 889-8710
http://www.townofchili.org

DOWNTOWN REVITALIZATION INITIATIVE – APPLICATION TEMPLATE

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Finger Lakes

Municipality Name: Town of Chili

Downtown Name: Chili Center

County: Monroe

Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):

With access from 3 expressway exits, major rail connections and the Great Rochester Airport located in part in Chili, Chili has often been referred to as the Western Gateway to Monroe County. Chili Center has long been identified as the main commercial corridor for Chili. Recently the Town of Chili underwent a Chili Center Master Plan. The Chili Center Master Plan has been a part of the towns comprehensive planning for over 2 decades. The well-defined boundaries of Chili Center include retail, manufacturing, municipal and residential assets. Opportunities to take advantage of public/private partnerships to further invest in Chili Center revitalization are present. Investment in the revitalization of Chili Center would bring much needed jobs and additional goods and services to our growing community.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

1) **Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment.

   The total defined Chili Center area consists of approximately 670 acres of mixed use and vacant, ready to develop properties. The area is bound by Chili Ave (north/north west) Paul Rd. (north) Archer Rd. (east) and Beaver Rd. (south). See Figure 1.

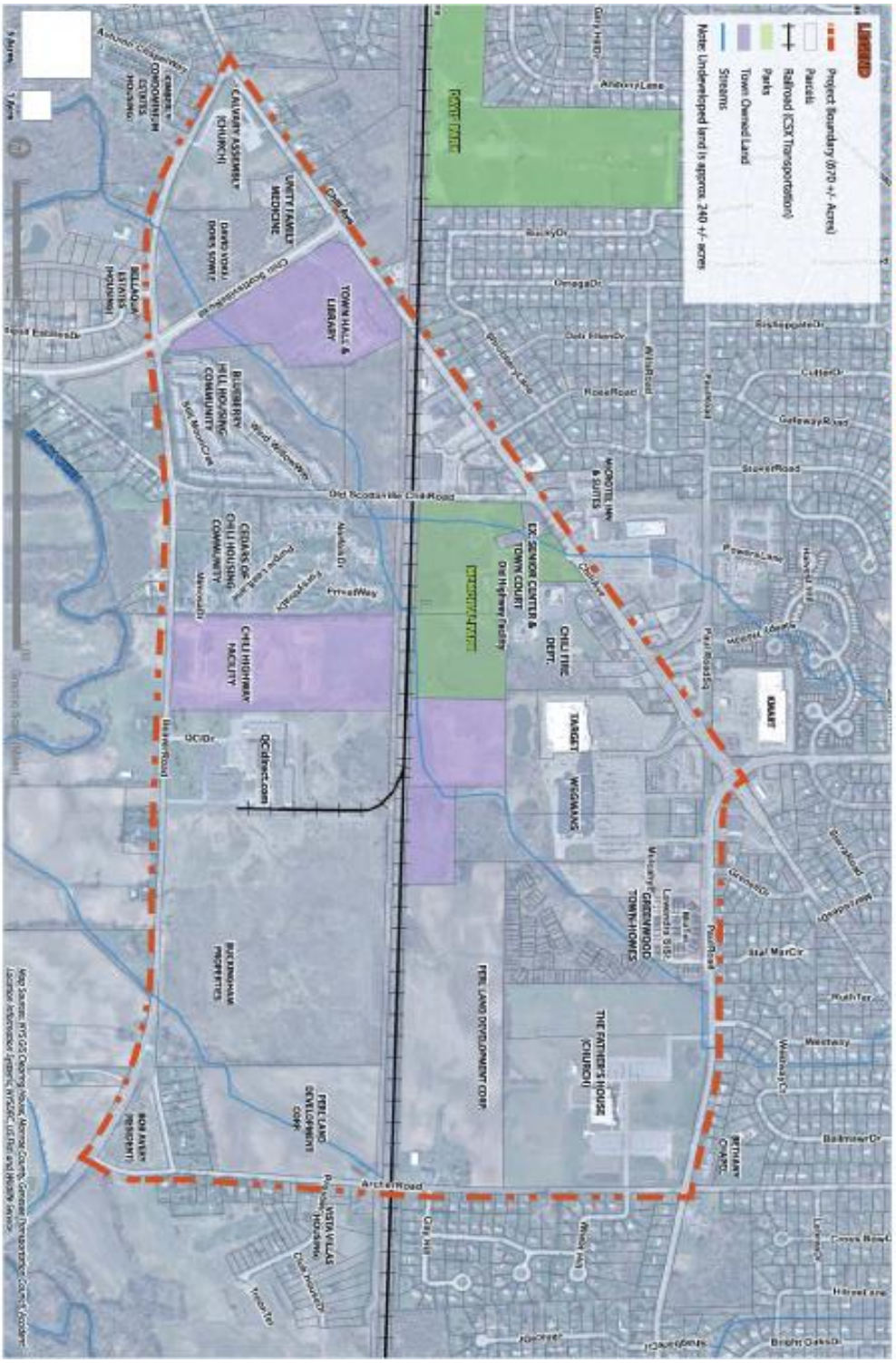

FIGURE 1: CHILI TOWN CENTER BASEMAP

2) **Size.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing, or increasing, population within easy reach for whom this would be the primary downtown.

Primary users would likely be those who reside in Chili. Employees of the many local businesses in the center area would also have easy access to any new amenities made available through this funding. Housing in the area ranges from single family homes to multiple living units and affordable and subsidized housing developments. Access to the Chili Center area is within walking and or biking distance from the many subdivisions, townhouses and apartments that surround the defined Chili Center area. With approximately 240 acres available for development the opportunities and potential are limitless. Figure 1 clearly shows the residential population within the defined Chili Center area. Plans for residential development along the southern border are currently in the approval stages with an anticipated 2017 start.

3) **Past Investments & Future Investment Potential**. Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas.

The Town of Chili has invested in property located in the Chili Center area in order to revitalize our aging community facilities. , Our Community Center and Senior Center Are both undersized and fail to serve the needs of the community. We have invested in the study of the Chili Center area with a focus on mixed use, combining Parks and Recreation activities alongside retail shops and services. The town would partner with private development to create a hub of activity, a draw if you will to the Chili Center area. Local developers have expressed an interest in working with the Town in order to realize the vision expressed in the Chili Center Master Plan. Revitalizing our existing center would encourage more mixed use opportunities for both public and private needs. In the many acres of vacant and underutilized properties in the area, the diversity in zoning allows for unique affordable housing adjacent to convenient shopping, public parks and recreation. Chili's largest shopping center is located in the immediate Chili Center area, its owners making a significant investment in the revitalization of the plaza, including the addition of new retail spaces. The Chili Center Master Plan envisions a "Main St" Village type look and feel. (See Figure 9). Achieving that will take a significant amount of public and private funding. Local developers are

excited about the proposed changes. Through extensive public outreach, support for a revitalized appears solid with residents looking forward to the proposed changes.

FIGURE 9: CHILI AVENUE CONCEPT SKETCH *(FOCUS AREA #1)*

CHILI AVENUE CONCEPT SKETCH (CROSS SECTION ALT. 2)

Concept Sketch, Not to Scale, Not for Construction

Existing Conditions

POSSIBLE FUTURE IMPROVEMENTS

- **5' MIN. SIDEWALK**
  Provide sidewalk along entire Chili Ave corridor.
- **CROSSWALK IMPROVEMENTS**
  Re-stripe for high-visibility. Install rapid rectangular flashing beacons. Install audible tactile pedestrian signals with countdown timers at signalized intersections.
- **TREE LAWN OR TREES IN GRATES**
  Trees and vegetation improve air quality, intercept rain water, enhance micro-climate and provide traffic calming.
- **BIKE LANE**
  Signage and pavement markings AASHTO and MUTCD compliant.
- **TRAVEL LANE**
- **CENTER TURN LANE**
- **NEW MIXED USE DEVELOPMENT**
  Form based code. Buildings are located near Chili Ave to provide a streetscape atmosphere. Build-to-line.
- **NEW TOWN LIBRARY**
- **NEW STREETSCAPE FURNISHINGS**
  Pedestrian scale lighting, benches, way-finding signage, etc. to create a design vocabulary for the Chili Town Center.
- **BUS STOP IMPROVEMENTS**
  Improve bus stop shelter to match signature streetscape architecture. Provide seating and signage as necessary.

Prepared by Barton & Loguidice, DPC

NEW YORK STATE OF OPPORTUNITY.
Finger Lakes Regional Economic Development Council

4) **Job Growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Job growth in Chili is currently fairly stagnant. This is largely due to a lack of a defined business core and the amenities businesses like to have around their facilities. A large amount of developable land is available in everything from residential to industrial in the immediate area as well as surrounding the defined area. Revitalization will encourage people to come to or stay in Chili by providing amenities desired by professionals and other business persons. Absent of things like restaurants, small boutique type stores, coffee houses or even perhaps entertainment venues there is nothing to attract professionals to our center. Sustainability will be accomplished by combining both town and private development projects which bring people together. As defined in our Chili Center Master Plan, we can develop an outdoor town entertainment venue surrounded by small private retail shops. We could develop a community center, which also houses services from surrounding businesses, it too located within a short walk to other local business. The range of employment opportunities in Chili are highly diverse. Led by employers like Wegmans, Target, K-Mart and Roberts Wesleyan College, Chili's opportunities range from entry level type fast food to higher paying manufacturing and specialty jobs. Chili center is easily traveled by many modes of transportation which are defined in our recent Bicycle and Pedestrian Study. Public transportation provided by the RGRTA also serves the Chili center area. Currently a local developer has a proposal to develop an industrial park within the defined Chili Center area.

5) **Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bike ability, and public parks and gathering spaces.

Currently the Chili Center area hosts Wegmans Food Market, Target, K-Mart and several locally owned restaurants, providing a variety of food choices. Access to these facilities within the Chili Center Area is limited only by sufficient sidewalks and defined bike paths, both of which have been addressed in our recent Bicycle and Pedestrian Study. The recommendations of the Chili Center Master Plan address the need and desire to develop a walkable area within the Chili Center Area. Figures 10,12,14,16 & 17 below demonstrate our potential.

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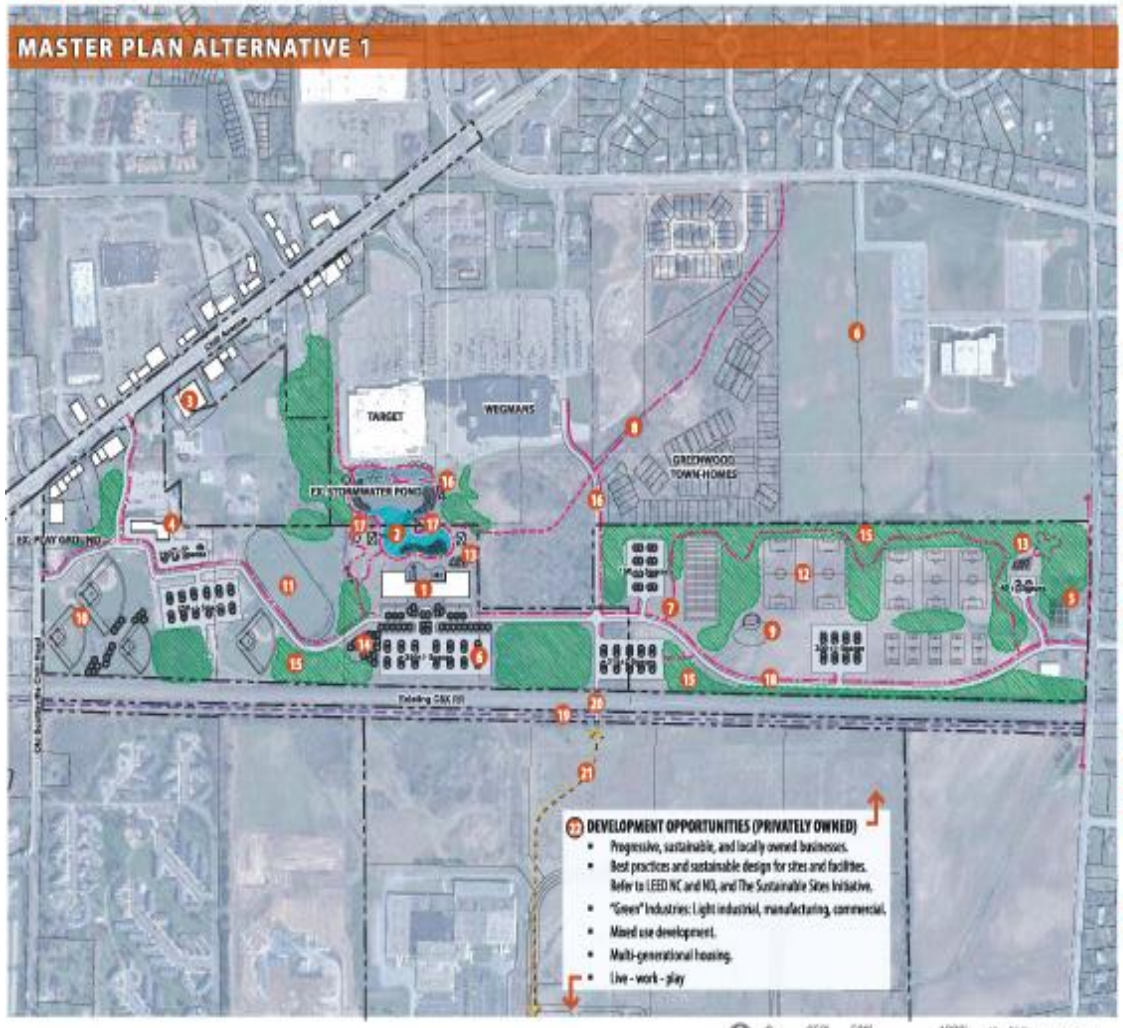
Finger Lakes Regional Economic Development Council

FIGURE 10 *(FOCUS AREAS #2, 3 & 4)*



POSSIBLE FUTURE IMPROVEMENTS

1. **NEW TOWN CENTER COMMUNITY CAMPUS** (see enlargement)
2. **TOWN CENTER POND & LOOP TRAIL** (see enlargement)
3. **RELOCATED FIRE DEPARTMENT**
4. **FARMERS MARKET**
   - Located in renovated "Old Highway Garage"
5. **COMMUNITY GARDEN**
6. **IMPROVED (OR NEW) PARKING AREAS**
   - Sustainably designed or retrofitted parking areas focusing on green infrastructure, native trees and plantings, and pedestrian focused orientation.
7. **MEMORIAL PARK SHARED USE TRAIL**
   - New shared-use, ADA accessible 10' wide side path provides safe off-road pedestrian and bicycle access throughout the park.
8. **CREEK PATH CONNECTOR TRAIL**
9. **AMPHITHEATER**
10. **RE-ORIENTED BASEBALL FIELDS**
11. **IMPROVED FOOTBALL FIELD**
12. **ATHLETIC FIELDS & COURTS** (i.e. soccer, lacrosse, football, field hockey, volleyball, basketball, pickleball, tennis, etc.)
13. **NATURE PLAY LOOPS & PLAYGROUNDS**
14. **SKATE PARK**
15. **WOODLAND BUFFER AND HABITAT CREATION**
    - Provides buffers from neighboring properties.
    - Creates woodland habitat.
    - Opportunities for environmental education.
16. **POND SIDE CAFE**
17. **TOWN PARK SHELTERS**
18. **EXTENDED ACCESS DRIVE**
19. **RAILS-WITH-TRAILS**
    - Refer to America's Rails-With-Trails guidelines, published by Rails-To-Trails Conservancy.
    - Located in existing RGE Right-of-Way
20. **PEDESTRIAN BRIDGE**
21. **CONNECTOR TRAIL**
    - Connects to future residential development.

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Prepared by Barton & Loguidice, DPC

FIGURE 12 *(FOCUS AREAS #2, 3 & 4)*

MASTER PLAN ALTERNATIVE 2

POSSIBLE FUTURE IMPROVEMENTS

1. **NEW TOWN CENTER COMMUNITY CAMPUS** (see enlargement)
2. **TOWN CENTER POND & LOOP TRAIL** (see enlargement)
3. **RELOCATED FIRE DEPARTMENT**
4. **FARMERS MARKET**
   - Located in renovated "Old Highway Garage"
   - Community garden to the south east
5. **COMMUNITY GARDEN**
6. **IMPROVED (OR NEW) PARKING AREAS**
   - Sustainably designed or retrofitted parking areas focusing on green infrastructure, native trees and plantings, and pedestrian focused orientation.
7. **MEMORIAL PARK SHARED USE TRAIL**
   - New shared use, ADA accessible 10' wide side path provides safe off-road pedestrian and bicycle access throughout the park.
8. **CREEK PATH CONNECTOR TRAIL**
9. **AMPHITHEATER**
10. **RE-ORIENTED BASEBALL FIELDS**
11. **IMPROVED FOOTBALL FIELD**
12. **ATHLETIC FIELDS & COURTS**
    (i.e. soccer, lacrosse, football, field hockey, volleyball, basketball, pickleball, tennis, etc.)
13. **MATURE PLAY LOOPS & PLAYGROUNDS**
14. **SKATE PARK**
15. **WOODLAND BUFFER AND HABITAT CREATION**
    - Provides buffers from neighboring properties.
    - Creates woodland habitat.
    - Opportunities for environmental education.
16. **POND SIDE CAFE**
17. **TOWN PARK SHELTERS**
18. **EXTENDED ACCESS DRIVE**
19. **RAILS-WITH-TRAILS**
    - Refer to America's Rails-With-Trails guidelines, published by Rails-to-Trails Conservancy.
    - Located in existing NCC Right-of-Way
20. **PEDESTRIAN BRIDGE**
21. **CONNECTOR TRAIL**
    - Connects to future residential development.

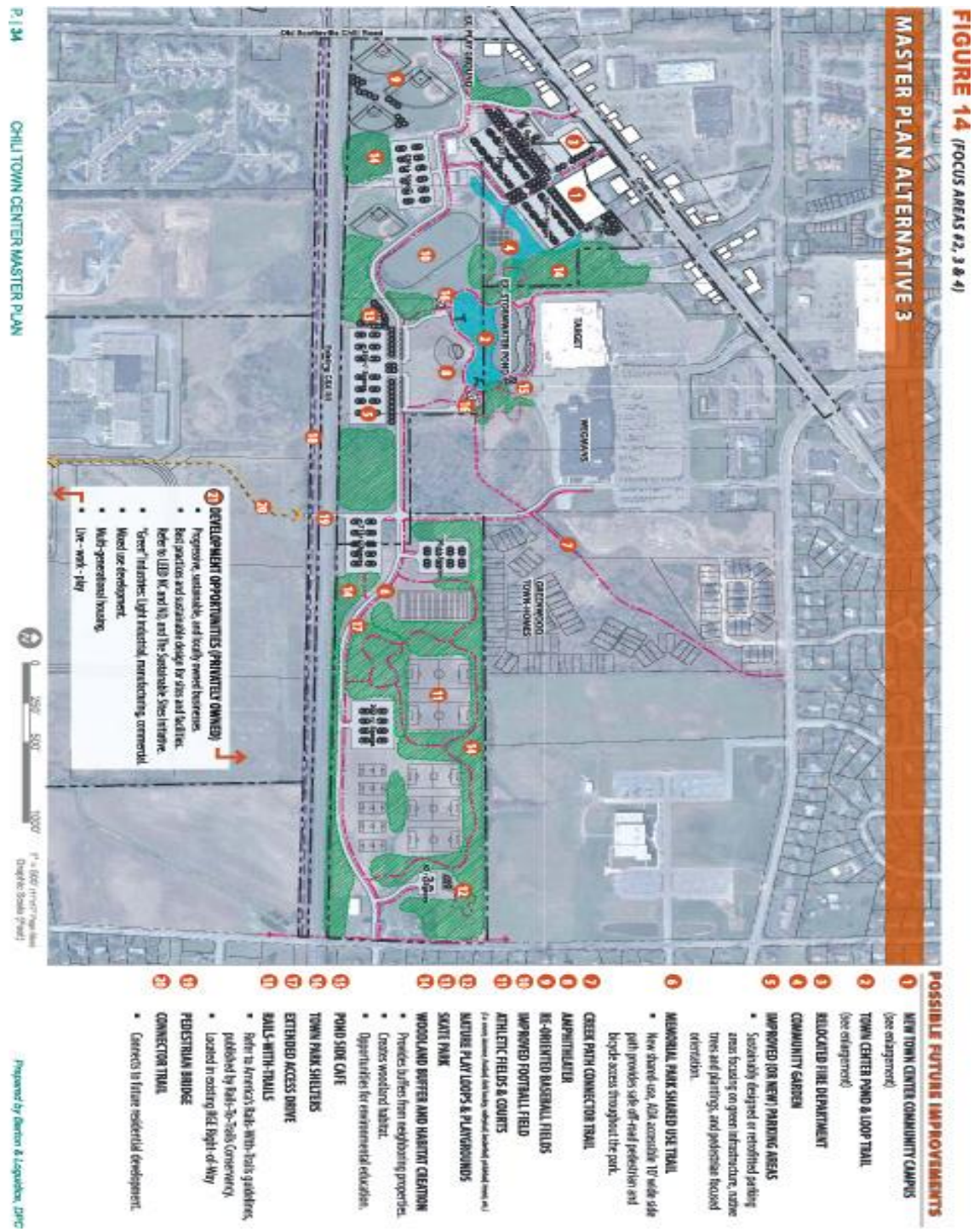
FIGURE 14 (FOCUS AREAS #2, 3 & 4)
MASTER PLAN ALTERNATIVE 3
POSSIBLE FUTURE IMPROVEMENTS
1 NEW TOWN CENTER COMMUNITY CAMPUS (see enlargement)
2 TOWN CENTER POND & LOOP TRAIL (see enlargement)
3 RELOCATED FIRE DEPARTMENT
4 COMMUNITY GARDEN
5 IMPROVED (OR NEW) PARKING AREAS
• Sustainably designed or retrofitted parking areas focusing on green infrastructure, native trees and plantings, and pedestrian focused orientation.
6 MEMORIAL PARK SHARED USE TRAIL
• New shared-use, ADA accessible 10' wide side path provides safe off-road pedestrian and bicycle access throughout the park.
7 CREEK PATH CONNECTOR TRAIL
8 AMPHITHEATER
9 RE-ORIENTED BASEBALL FIELDS
10 IMPROVED FOOTBALL FIELD
11 ATHLETIC FIELDS & COURTS
12 NATURE PLAY LOOPS & PLAYGROUNDS
13 SKATE PARK
14 WOODLAND BUFFER AND HABITAT CREATION
• Provides buffers from neighboring properties.
• Creates woodland habitat.
• Opportunities for environmental education.
15 POND SIDE CAFE
16 TOWN PARK SHELTERS
17 EXTENDED ACCESS DRIVE
18 RAILS-WITH-TRAILS
• Refer to America's Rails-With-Trails guidelines, published by Rails-To-Trails Conservancy.
• Located in existing BGE Right-of-Way
19 PEDESTRIAN BRIDGE
20 CONNECTOR TRAIL
• Connects to future residential development.
21 DEVELOPMENT OPPORTUNITIES (PRIVATELY OWNED)
• Progressive, sustainable, and locally owned businesses.
• Best practices and sustainable design for sites and facilities.
• Refer to LEED NC and ND, and the Sustainable Sites Initiative.
• "Green" Industries: Light industrial, manufacturing, commercial.
• Mixed use development.
• Multi-generational housing.
• Live - work - play
TARGET
WEGMANS
GREENWOOD TOWN HOMES
EX. PLAY GROUND
EX. STORMWATER POND
Chili Boulevard to Chili Road
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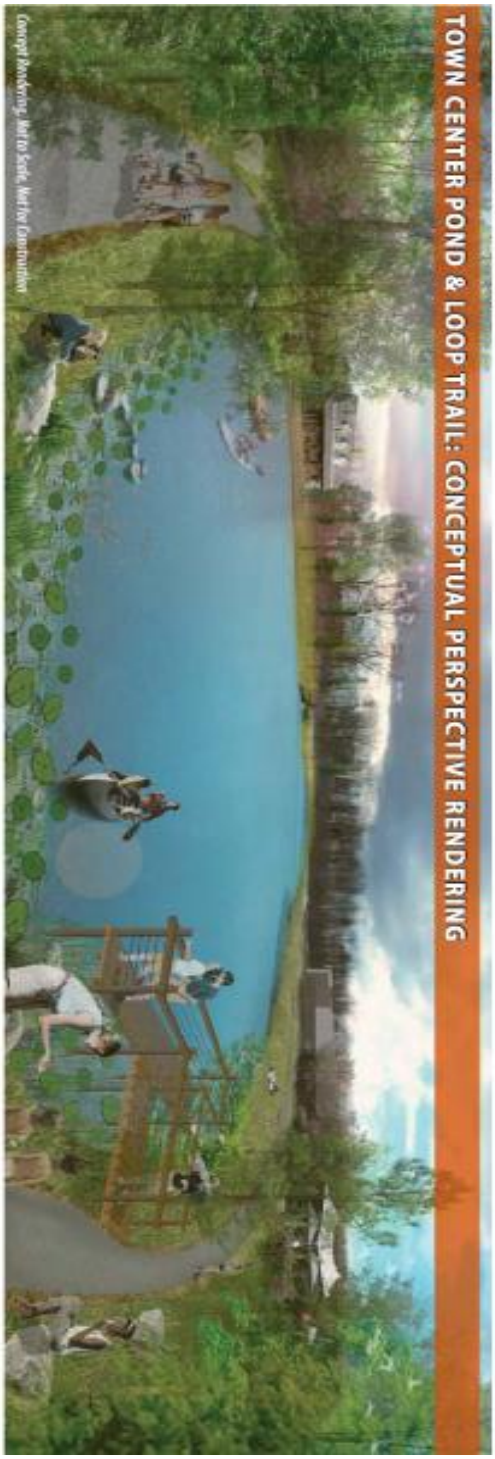
CHILI TOWN CENTER MASTER PLAN
Prepared by Benton & Loguidice, DPC

FIGURE 16 *(FOCUS AREA #2 & 3)*

TOWN CENTER POND & LOOP TRAIL: CONCEPTUAL PERSPECTIVE RENDERING



Concept Rendering, Not to Scale, Not for Construction

TOWN CENTER POND & LOOP TRAIL: CONCEPT PLAN

Existing Conditions

POSSIBLE FUTURE IMPROVEMENTS

1. **PRIMARY TRAIL, 10' WIDE**
   Shared-use, ADA accessible. Outdoor education opportunity.
2. **SECONDARY TRAILS, NATURAL SURFACE OR STONE DUST**
   Sustainable trail design guidelines. Outdoor education opportunity. Possibilities to collaborate with Churchville Chili School District for environmental education.
3. **CREEK PATH CONNECTION**
   Shared-use, ADA accessible.
4. **BOARDWALK PIER**
   Helical pier, minimal impacts. Acts as a destination for environmental education, nature interpretation, and rest areas.
5. **REST AREAS**
   Local limestone boulders, located every 300 yds.
6. **SHELTER**
   Acts as a destination for environmental education, nature interpretation, and rest areas. Rent-able for events.
7. **POSSIBLE POND-SIDE CAFE**
   Seasonal use. Possible local partnerships. Multi-functional outdoor venue.
8. **STORMWATER POND EXPANSION**
   Expand existing stormwater pond, enhance vegetative edges, add wetland shelf zones and improve habitat to provide a destination for residents and visitors.
9. **STREAM CHANNEL IMPROVEMENTS**
   Delineate edges, enhance hydrology, and improve vegetative buffers.

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FIGURE 17: REFERENCE IMAGES
SHARED-USE TRAILS
SHELTER / LODGE
SUSTAINABLE PARKING
FARMER'S MARKET
COMMUNITY GARDEN
MIXED USE HOUSING UNITS
AMPHITHEATER
PEDESTRIAN BRIDGE
SKATEPARK
NATURE PLAY LOOPS
PLAYGROUNDS
POND-SIDE CAFE
CHILI TOWN CENTER MASTER PLAN
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6) **Policies to Enhance Quality of Life.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

   The town of Chili has assembled a small committee who have been reviewing our local zoning codes. At the conclusion of our review, our expectation is that we will have revised codes that are more consistent with current trends and with an eye on the future. The town has made considerable investment in many planning efforts over the past several years. Of those plans, many include consideration for the Chili Center area. Public transportation through Chili Center is currently being provided by RGRTA. Along with the Chili Center Master Plan, Chili has completed a Parks and Recreation Master Plan, Open Space Inventory, Open Space Plan, Black Creek Trail Study and a Bicycle and Pedestrian Study, all of which include consideration for the Chili Center area. Our 2030 Comprehensive Plan is due for review and update, which will begin soon. As a part of that review, we anticipate addressing the recommendations of that plan, identifying what has been accomplished and what is yet to be addressed. Now that we have a plan for our downtown area we can begin to address the elements of this requirement that may not have already been addressed. Figures 2 & 3 demonstrate our considerations for transportation needs.

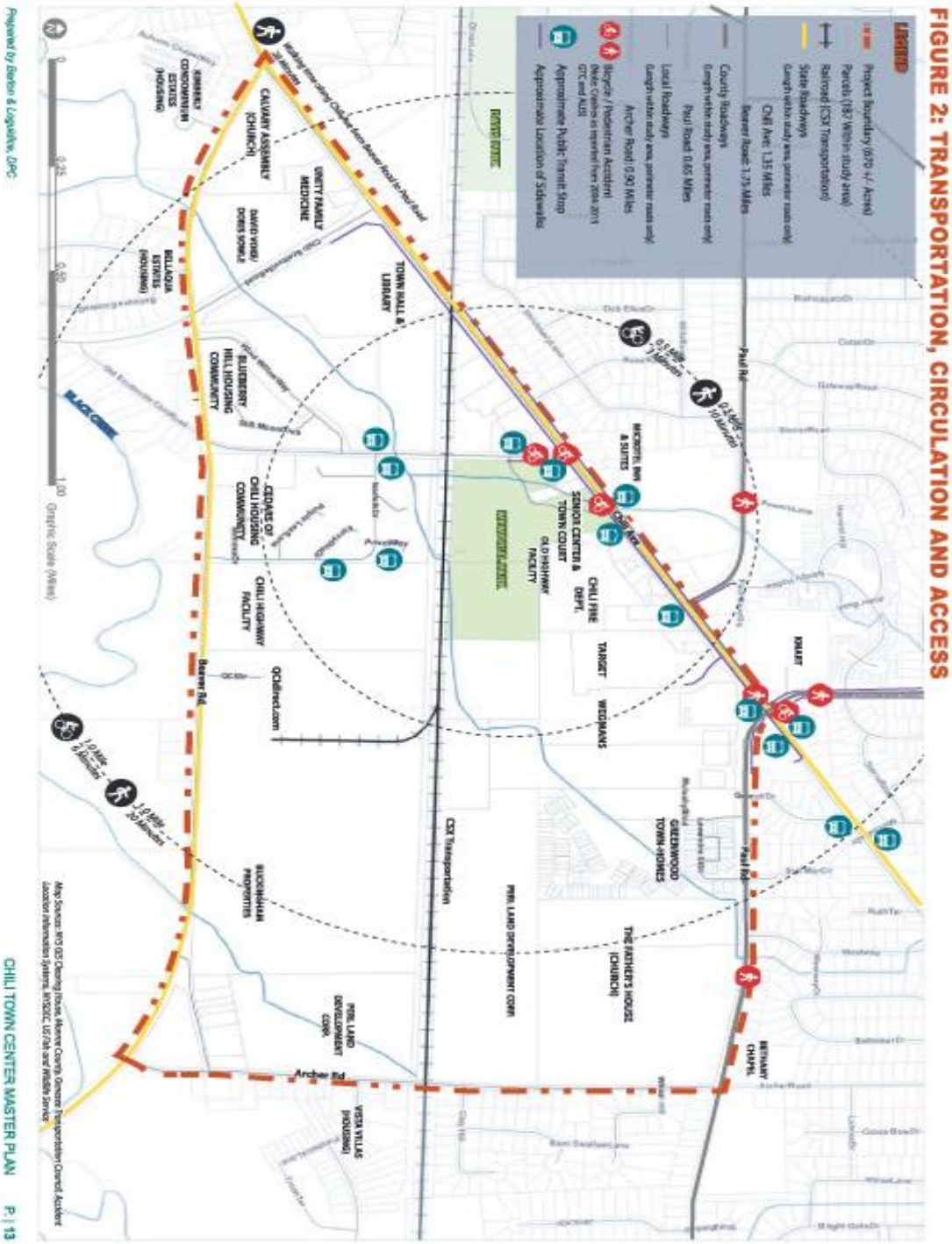
FIGURE 2: TRANSPORTATION, CIRCULATION AND ACCESS
LEGEND
Project Boundary (670 +/- Acres)
Parcels (187 Within study area)
Railroad (CSX Transportation)
State Roadways
Chili Ave: 1.35 Miles
Beaver Road: 1.75 Miles
County Roadways
Paul Road: 0.65 Miles
Local Roadways
Archer Road: 0.90 Miles
Bicycle / Pedestrian Accident
Approximate Public Transit Stop
Approximate Location of Sidewalks
Paul Rd
Archer Rd
Beaver Rd
Chili Ave
CALVARY ASSEMBLY (CHURCH)
UNITY FAMILY MEDICINE
TOWN HALL & LIBRARY
BLUEBERRY HILL HOUSING COMMUNITY
CEDARS OF CHILI HOUSING COMMUNITY
CHILI HIGHWAY FACILITY
SENIOR CENTER & TOWN COURT
OLD HIGHWAY FACILITY
CHILI FIRE DEPT.
TARGET
WEGMANS
KMART
GREENWOOD TOWN-HOMES
THE FATHER'S HOUSE (CHURCH)
BETHANY CHAPEL
CSX Transportation
PERL LAND DEVELOPMENT CORP.
BUCKINGHAM PROPERTIES
VISTA VILLAS (HOUSING)
Graphic Scale (Miles)
Prepared by Barton & Loguidice, DPC
CHILI TOWN CENTER MASTER PLAN
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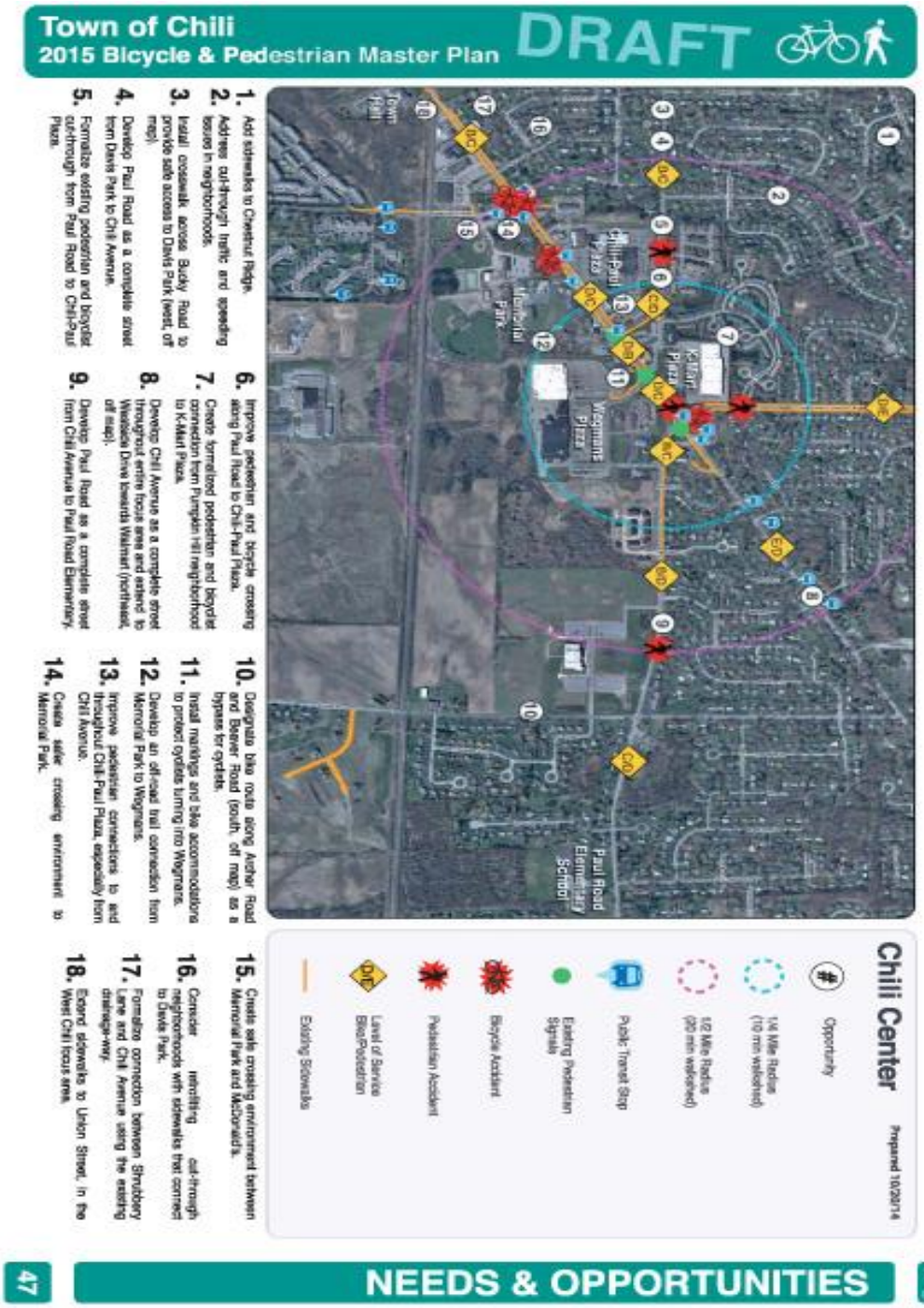
FIGURE 3: BICYCLE AND PEDESTRIAN MOBILITY

CURRENTLY UNDERWAY: STEINMETZ PLANNING GROUP, LU ENGINEERS, INGALLS PLANNING & DESIGN



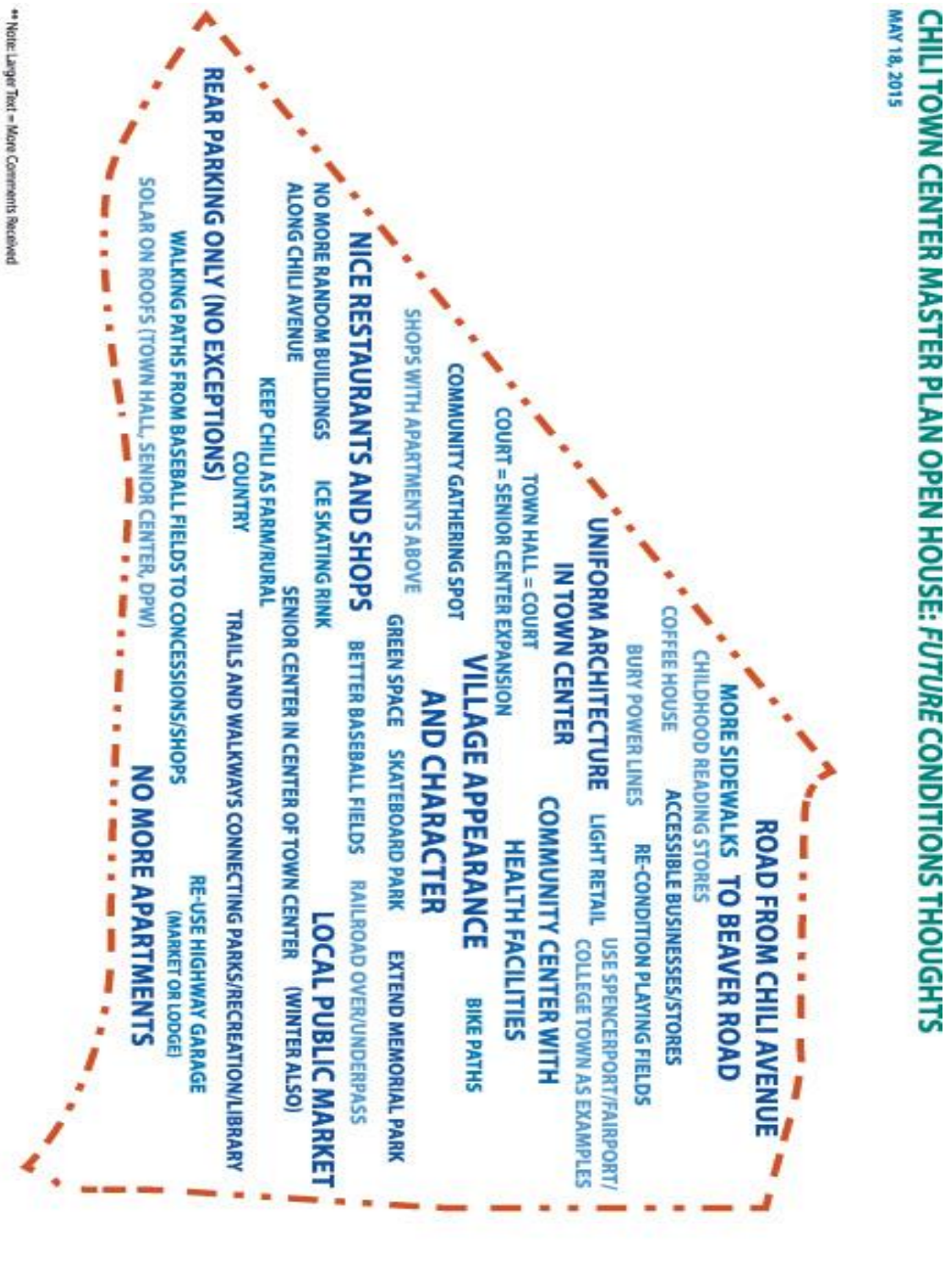
7) **Poverty Reduction.** The FLREDC has identified reduction of poverty as a primary goal of its regional economic development strategy. Please identify if and how the proposed revitalization efforts would provide an opportunity to support this strategy.

   Comparatively, the poverty level in Chili is fairly low. If funded, the potential for new jobs in both the public and private sector are real possibilities. Municipally provided programs and services will likely increase, most at no cost.

8) **Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

   Attached are several letters from local stakeholders demonstrating their support and commitment to Chili and the Chili Center revitalization. Through their acceptance of the Chili Center Master Plan, the Town Board of the Town of Chili has demonstrated their support and by way of 2 public meetings and a well-received public survey, Chili residents have demonstrated their support. The following graphic represents the thoughts and vision gathered at one of our public meetings.

   Town Supervisor David Dunning will initially take the lead on this project.


CHILI TOWN CENTER MASTER PLAN OPEN HOUSE: *FUTURE* CONDITIONS THOUGHTS
MAY 18, 2015
ROAD FROM CHILI AVENUE
MORE SIDEWALKS TO BEAVER ROAD
CHILDHOOD READING STORES
COFFEE HOUSE
ACCESSIBLE BUSINESSES/STORES
BURY POWER LINES
RE-CONDITION PLAYING FIELDS
UNIFORM ARCHITECTURE
LIGHT RETAIL
USE SPENCERPORT/FAIRPORT/ COLLEGE TOWN AS EXAMPLES
IN TOWN CENTER
COMMUNITY CENTER WITH
TOWN HALL = COURT
HEALTH FACILITIES
COURT = SENIOR CENTER EXPANSION
VILLAGE APPEARANCE
BIKE PATHS
COMMUNITY GATHERING SPOT
AND CHARACTER
SHOPS WITH APARTMENTS ABOVE
GREEN SPACE
SKATEBOARD PARK
EXTEND MEMORIAL PARK
NICE RESTAURANTS AND SHOPS
BETTER BASEBALL FIELDS
RAILROAD OVER/UNDERPASS
NO MORE RANDOM BUILDINGS
ICE SKATING RINK
LOCAL PUBLIC MARKET
ALONG CHILI AVENUE
SENIOR CENTER IN CENTER OF TOWN CENTER
(WINTER ALSO)
KEEP CHILI AS FARM/RURAL
COUNTRY
TRAILS AND WALKWAYS CONNECTING PARKS/RECREATION/LIBRARY
REAR PARKING ONLY (NO EXCEPTIONS)
RE-USE HIGHWAY GARAGE
WALKING PATHS FROM BASEBALL FIELDS TO CONCESSIONS/SHOPS
(MARKET OR LODGE)
SOLAR ON ROOFS (TOWN HALL, SENIOR CENTER, DPW)
NO MORE APARTMENTS
** Note: Larger Text = More Comments Received
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CHILI TOWN CENTER MASTER PLAN
Prepared by Barton & Loguidice, DPC

9) Other. Provide any other information that informed the nomination of this downtown for a DRI award.

We believe that we are in the best position to achieve the fundamental goals of this funding. We are immediately prepared to create an attractive and vibrant town center creating a real sense of identity. With the many development opportunities amongst a variety of zoning districts, Chili Center is ripe for unique development. Funding will allow us to begin at the very core of the many opportunities including new cultural activities. Our diverse population, many of whom live in or adjacent to the defined Chili Center area will benefit from the goods and services that could be appreciated with the proper funding. Funding will allow us to make Chili more attractive to business, providing jobs and opportunity. Funding will allow us to begin to embrace a walkable community, helping to promote a more healthy lifestyle. Funding will allow us to enhance our parks and community spaces, intertwining them with retail business partners. We appreciate your consideration and believe we are uniquely prepared to make the best use of the DRI funding.

June 8, 2016

Mr. David Dunning, Supervisor
Town of Chili
3333 Chili Avenue
Rochester, New York 14624

Re: Chili Downtown Revitalization Initiative (DRI) Application
File: 1329.003.001

Dear David:

We are pleased to provide this letter in support of the Town of Chili's Downtown Revitalization Initiative (DRI) application for funding. Few communities have plans that are concurrently recent, relevant and so closely aligned with the DRI. The Town of Chili has developed a series of interrelated plans over the last five years that strategically position the community for transformational, place-making projects. The most recent of these plans, the **Chili Center Master Plan**, is the perfect companion to the DRI.

The Town of Chili embarked on the Chili Center Master Planning process cognizant that future economic success is contingent upon development patterns attractive to the next generation of employees and their families. Consequently, the Plan encourages mixed use development and connections designed to restore a sense of community to an auto-centric transportation corridor. Because the Plan also includes complete streets recommendations, pedestrians, bicyclists and the mobility impaired will be afforded equal status with the automobile. By adding amenities like benches, lighting, signage, bike lanes, sidewalk and crosswalk improvements and public transportation, non-motorized uses will be welcomed and encouraged.

A comprehensive outreach effort insured broad public participation in the development of the Chili Center Master Plan. Citizens were invited to participate in two workshops and for those not able to attend, an online preference survey was made available to insure that as many stakeholders as possible could formally register thoughts and opinions. As a result, recommendations included in the plan have been fully vetted and are supported by the community.

DRI funding will clearly serve as a catalyst for the transformation of the Chili Avenue corridor. The Town of Chili is in a high state of readiness and as a result, uniquely positioned to begin immediately to implement recommendations included in the Chili Center Master Plan.

For the reasons stated above, we strongly urge the Finger Lakes Regional Economic Development Council to approve the Town of Chili's application DRI funding.

Very truly yours,

BARTON & LOGUIDICE, D.P.C.

Thomas Robinson
Senior Managing Landscape Architect

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3240 Chili Avenue Rochester, NY 14624-5438 phone: 585.889.4840 fax: 585.889.5540

email: newhomes@fabergroup.com website: www.fabergroup.com

FABER

Great Homes ★ Great Price

June 8, 2016

New York State
Office of Planning and Development
Downtown Revitalization Initiative

RE: Town of Chili, County of Monroe
Downton Revitalization Initiative

To whom it may concern,

This letter represents my, and the Faber Homes Team's, support of the application submitted by the Town of Chili for nomination into the New York State's Downtown Revitalization Initiative (DRI).

Having been a developer of single family homes for nearly 30 years in the Town of Chili, I understand the benefits that a vibrant, year-round downtown would bring to the future Chili Center. The town's recent creation of a Chili Center Master Plan demonstrates to me the commitment the town has in developing a vibrant community center.

I both appreciate the importance of a cohesive town center and recognize the values both public and private amenities bring to a community. For us, as homebuilders, having both community and commercial amenities available locally would help attract diverse new home buyers, including millennials, skilled workers and professionals to our community, which also serves to aid the town in maintaining a stable tax base. Faber Homes currently has made substantial investments in the future of the Chili Center area with our current development, Rose Hill Estates. The Rose Hills Estates Subdivision will create approximately 160 new single family homes. The additional families residing at Rose Hill would help to support the revitalization efforts the town envisions. If funded, the Town of Chili would be able to advance its objectives as outlined in the Chili Center Master Plan.

Please consider the DRI application of the Town of Chili for improvement and revitalization of the Chili Center area.

Very truly yours,
FABER HOMES

, V.P.

Jeremy Smith, Vice-President

3240 Chili Avenue, Suite B17, Rochester, NY 14624
Email: info@fredpg.com, Website: www.fredpg.com

RE: The Town of Chili application
Downtown Revitalization Initiative grant

To Whom It May Concern:

This letter in reference to the Town of Chili's application for the Downtown Revitalization Initiative grant offered by New York State.

Having interacted with the Chili municipality on a very consistent basis over the last year, I felt compelled to write this letter in an attempt to adequately communicate the town's overall vision, patience, deliberateness, consistency of follow-through, and steadfast commitment to the overall betterment of the regional experience.

Last year, I made a life changing decision. I changed careers and committed my life to following in my grandfather's footsteps. This was not a small decision as this change meant working full time on my family's real estate portfolio in Rochester, NY, though I lived in central, NJ, and still do. Our properties were not being managed properly and required onsite attention to reach their full potential. My grandfather, Fred B. Kravetz, prospered in Rochester throughout his life. His love and passion for the city was unparalleled, as was his commitment to local philanthropic endeavors and significant development efforts that strengthen the town and the people of Rochester. Guided by the importance of altruistic business savvy, which was instilled in me by my grandfather specifically in regards to the development of Rochester, I likewise committed myself specifically to the development of Rochester, where my roots run deep. For the last year, I commute every week from central New Jersey and will do so for the rest of my life. I will spend the rest of my life attempting to accomplish what my grandfather did and will never stop trying.

One of our properties is the Chili Paul Plaza, which also serves as the location of my office. This plaza is effectively located in the center of the town. Over the last year, significant renovations and redevelopment efforts have transformed the plaza... and there is a lot more progress to make! The tenancies and the consumer experience has progressed tremendously. This was possible because of the Town of Chili's unwavering commitment to local and surrounding residents. Thankfully, their goals and vision aligned with mine in serendipitous fashion. With a 'classic-never-goes-out-of-style' aesthetic approach, redevelopment of the plaza commenced and continues to flourish. The town has been and continues to be vastly impacted in the best way possible.

David Dunning, Supervisor for the Town of Chili, shared with me the ideals behind the Chili Center Master Plan, which has since been released for public consumption. This plan displays the awesome vision and potential for development at the center of the town, an effort that would do wonders for the local area as well as surrounding areas, asserting Chili's status as a destination in the region. Again, this vision aligns directly with my own, and that's why I'm writing this letter. If the Town of Chili can succeed in their budgetary efforts to make this vision a reality, then I am committed to doing the same. I will purchase and develop land where it is applicable in this effort, in direct correlation and

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aligned coordination with the town's simultaneous development efforts. As we share the very same 'go team' mentality and commitment to Chili Center, to revitalizing the core of Chili's retail business, and investing in the future of Chili Center, this is an easy and unwavering commitment for me to make. I already have financing at the ready for my part of the overall effort, while simultaneously having the very unique ability to coordinate the development with the plaza I already own in the center of the town. The vision I now share with the town to transform Chili Center into a vibrant downtown fixture with its own unique experience is no longer a vision with the support of this grant. It is a reality. As a local developer that communicated my dedication to the area through actions rather than words, I will continue to follow through on my passions and steadfast commitments through actions. I am committed to doing what my grandfather did. I am committed to the Town of Chili, which is only possible because I know the Town of Chili is likewise committed with unwavering passion. There is no doubt that this grant was made for efforts such as this, efforts that inspire through aligned visions and cooperative efforts that are unabashedly touted as the result of teamwork. The strength is in the community.

On behalf of the Town of Chili's grant application, thank you for your consideration. Please feel free to contact me directly (email: michael@fredpg.com, cell: 732-539-6900) if you have any questions or would like to discuss anything at all.

Go team!

Sincerely,

6/8/16

Michael Kuskin, Owner/Manager

Frederick Property Group

Chili Paul Plaza

The Gates~Chili Chamber of Commerce, Inc.
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June 6, 2016

Honorable David Dunning
TOWN OF CHILI
3333 Chili Avenue
Rochester, NY 14624

Dear Supervisor Dunning,

On behalf of the Gates Chili Chamber of Commerce, we are excited to support the Town of Chili as they plan for the future of the Chili Center area.

Creating a revitalized Chili Center will benefit all residents, providing additional shopping and living opportunities, affordable housing nearby and support our economy with job growth. We have heard that the residents want a "Street of Shoppes" concept connected by walkways and a downtown type of setting that they can be proud of.

Economic development is also one of the hallmarks of every Chamber of Commerce and ours is no exception. An example of this is the SHOP LOCAL program recently implemented by the Chamber Board of Directors. This program is designed to educate residents and businesses on the benefits of shopping local and to update their buying habits.

Please support the town of Chili in its efforts to secure the Downtown Revitalization grant in support of a revitalized Chili Center for all of the residents and business owners in Chili.

Sincerely,

Mary C. Sperr, President
Gates Chili Chamber of Commerce

Cc: Board of Directors