

# **Exhibit B**

# TOWN OF CHILI

3333 Chili Avenue, Rochester, NY 14624

Tel: 889-6143 Fax: 889-8710

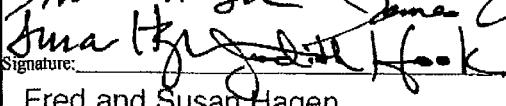
[www.townofchili.org](http://www.townofchili.org)

Email: [kreed@townofchili.org](mailto:kreed@townofchili.org)

## PLANNING BOARD APPLICATION

Hearing Date: July 10, 2012

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	River Farms		Project Location	2300 Scottsville Rd, Chili, NY 14546																																																													
Tax Account #	174.010-0001-010.2		Present Zoning	Agricultural																																																													
Engineer Name / Address / ZIP	Richard Maier, L.S. @ DDS Engineers, LLP. 240 Commerce Drive, Rochester, NY 14623																																																																
Phone	P: (585) 359-7540      Fax: (585)359-7541		Email	rmaier@ddscompanies.com																																																													
Owner Name	Fred and Susan Hagen, James Allen, Judith Hook, Pat Albanese		Applicant Name	Fred and Susan Hagen, James Allen, Judith Hook, Pat Albanese																																																													
Street Address	57 Trafalgar St		Street Address	57 Trafalgar St																																																													
City / State / ZIP	Rochester, NY 14619		City / State / ZIP	Rochester, NY 14619																																																													
Phone/ Email	585-771-0109 / <a href="mailto:fhagen@rochester.rr.com">fhagen@rochester.rr.com</a>		Phone/ Email	585-771-0109 / <a href="mailto:fhagen@rochester.rr.com">fhagen@rochester.rr.com</a>																																																													
<b>Reason for Appearing:</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;"></th> <th style="width: 30%; text-align: center;"># of Proposed Lots</th> <th style="width: 40%; text-align: center;">Copies Req'd</th> <th colspan="3" style="text-align: right;">Additional Submissions:</th> </tr> <tr> <td><input type="checkbox"/> Subdivision Sketch Plan</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">16</td> <td colspan="3"> <input type="checkbox"/> Environmental Assessment Form (same qty. as application/plans)  <input type="checkbox"/> Subdivision Drainage Review Checklist (4 copies)  <input checked="" type="checkbox"/> Plans in electronic DWG &amp; PDF format (1 CD – Required)  <input checked="" type="checkbox"/> Misc. Wetland Delineation Report (22 copies)         </td> </tr> <tr> <td><input checked="" type="checkbox"/> Subdivision Preliminary</td> <td style="text-align: center;">3</td> <td style="text-align: center;">22</td> <td colspan="3"></td> </tr> <tr> <td><input checked="" type="checkbox"/> Subdivision Final (fee to be paid at preliminary stage if requesting final to be waived)</td> <td style="text-align: center;">3</td> <td style="text-align: center;">16</td> <td colspan="3"></td> </tr> <tr> <td><input type="checkbox"/> Resubdivision</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">22</td> <td colspan="3" style="text-align: right;">YES      NO</td> </tr> <tr> <td><input type="checkbox"/> Preliminary Site Plan</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">22</td> <td colspan="3"> <input type="checkbox"/> Have landscaping plans been submitted to the Town Conservation Board?      <input type="checkbox"/> <input checked="" type="checkbox"/> </td> </tr> <tr> <td><input type="checkbox"/> Final Site Plan (fee to be paid at preliminary stage if requesting final to be waived)</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">16</td> <td colspan="3"> <input type="checkbox"/> Is the property located in a flood plain or wetland?      <input checked="" type="checkbox"/> <input type="checkbox"/> </td> </tr> <tr> <td><input type="checkbox"/> Special Use Permit      <input type="checkbox"/> Special Use Permit Renewal</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">16</td> <td colspan="3"> <input type="checkbox"/> If "YES" the limits are defined by whom?  <input type="checkbox"/> USA Corps of Eng.      <input checked="" type="checkbox"/> NYSDEC      <input type="checkbox"/> Both          see --&gt; Wetland Delineation Report       </td> </tr> <tr> <td><input type="checkbox"/> Rezoning From _____ to _____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">22</td> <td colspan="3"> <input type="checkbox"/> Is the property in an Agriculture District?      <input checked="" type="checkbox"/> <input type="checkbox"/> </td> </tr> <tr> <td><input type="checkbox"/> Informal Discussion</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">16</td> <td colspan="3"> <input type="checkbox"/> Size of parcel acreage <u>97.113</u> acres       </td> </tr> </table>				# of Proposed Lots	Copies Req'd	Additional Submissions:			<input type="checkbox"/> Subdivision Sketch Plan	_____	16	<input type="checkbox"/> Environmental Assessment Form (same qty. as application/plans) <input type="checkbox"/> Subdivision Drainage Review Checklist (4 copies) <input checked="" type="checkbox"/> Plans in electronic DWG & PDF format (1 CD – Required) <input checked="" type="checkbox"/> Misc. Wetland Delineation Report (22 copies)			<input checked="" type="checkbox"/> Subdivision Preliminary	3	22				<input checked="" type="checkbox"/> Subdivision Final (fee to be paid at preliminary stage if requesting final to be waived)	3	16				<input type="checkbox"/> Resubdivision	_____	22	YES      NO			<input type="checkbox"/> Preliminary Site Plan	_____	22	<input type="checkbox"/> Have landscaping plans been submitted to the Town Conservation Board? <input type="checkbox"/> <input checked="" type="checkbox"/>			<input type="checkbox"/> Final Site Plan (fee to be paid at preliminary stage if requesting final to be waived)	_____	16	<input type="checkbox"/> Is the property located in a flood plain or wetland? <input checked="" type="checkbox"/> <input type="checkbox"/>			<input type="checkbox"/> Special Use Permit <input type="checkbox"/> Special Use Permit Renewal	_____	16	<input type="checkbox"/> If "YES" the limits are defined by whom? <input type="checkbox"/> USA Corps of Eng. <input checked="" type="checkbox"/> NYSDEC <input type="checkbox"/> Both see --> Wetland Delineation Report			<input type="checkbox"/> Rezoning From _____ to _____	_____	22	<input type="checkbox"/> Is the property in an Agriculture District? <input checked="" type="checkbox"/> <input type="checkbox"/>			<input type="checkbox"/> Informal Discussion	_____	16	<input type="checkbox"/> Size of parcel acreage <u>97.113</u> acres			(A letter of intent is required with each application with copies as indicated.)		
	# of Proposed Lots	Copies Req'd	Additional Submissions:																																																														
<input type="checkbox"/> Subdivision Sketch Plan	_____	16	<input type="checkbox"/> Environmental Assessment Form (same qty. as application/plans) <input type="checkbox"/> Subdivision Drainage Review Checklist (4 copies) <input checked="" type="checkbox"/> Plans in electronic DWG & PDF format (1 CD – Required) <input checked="" type="checkbox"/> Misc. Wetland Delineation Report (22 copies)																																																														
<input checked="" type="checkbox"/> Subdivision Preliminary	3	22																																																															
<input checked="" type="checkbox"/> Subdivision Final (fee to be paid at preliminary stage if requesting final to be waived)	3	16																																																															
<input type="checkbox"/> Resubdivision	_____	22	YES      NO																																																														
<input type="checkbox"/> Preliminary Site Plan	_____	22	<input type="checkbox"/> Have landscaping plans been submitted to the Town Conservation Board? <input type="checkbox"/> <input checked="" type="checkbox"/>																																																														
<input type="checkbox"/> Final Site Plan (fee to be paid at preliminary stage if requesting final to be waived)	_____	16	<input type="checkbox"/> Is the property located in a flood plain or wetland? <input checked="" type="checkbox"/> <input type="checkbox"/>																																																														
<input type="checkbox"/> Special Use Permit <input type="checkbox"/> Special Use Permit Renewal	_____	16	<input type="checkbox"/> If "YES" the limits are defined by whom? <input type="checkbox"/> USA Corps of Eng. <input checked="" type="checkbox"/> NYSDEC <input type="checkbox"/> Both see --> Wetland Delineation Report																																																														
<input type="checkbox"/> Rezoning From _____ to _____	_____	22	<input type="checkbox"/> Is the property in an Agriculture District? <input checked="" type="checkbox"/> <input type="checkbox"/>																																																														
<input type="checkbox"/> Informal Discussion	_____	16	<input type="checkbox"/> Size of parcel acreage <u>97.113</u> acres																																																														
<b>Interest Disclosure:</b> 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			<b>Ownership Intentions:</b> 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: _____			Signature of Applicant:  Signature:  Date: 6-2-12 Fred and Susan Hagen, James Allen, Judith Hook, Pat Albanese Print Name: _____																																																														
Sworn to before me this _____ day of _____																																																																	
Notary Public																																																																	

**River Farms**  
2300 Scottsville Rd  
Chili, NY 14546  
585-771-0109

**TOWN OF CHILI, PLANNING BOARD**  
**3333 CHILI AVENUE, ROCHESTER, NY 14624**  
**TEL: 889-6143 FAX: 889-8710**  
**WWW.TOWNOFCHILI.ORG**  
**EMAIL: KREED@TOWNOFCHILI.ORG**  
**PLANNING BOARD**

**JUNE 2, 2012**

**Re: Letter of Intent for a subdivision of 2300 Scottsville Rd, Chili 14546**

**Dear Planning Board,**

This application defines our proposal for a three lot subdivision of 2300 Scottsville Road, which we are calling **River Farms**. This parcel currently exists as a 97-acre parcel, located between and bordering Scottsville Road and the Genesee River.

**Background.**

In April 2010, three parties (Hagen, Allen/Hook, and Albanese) purchased 2300 Scottsville Road together, and since that time we have been working with EDR Companies and a surveyor, Rich Maier, to develop a subdivision plan. Our goal is to subdivide the parcel into three farms. The major analysis and design work for this subdivision plan was conducted by EDR Companies, which is a multi-disciplinary land planning, designing and consulting firm that specializes in land and community planning, civil engineering, landscape architecture, environmental and regulatory services, including cultural/archeological and wetland delineation analysis.

For this plan, Tom Robinson of EDR Companies has focused on extensive site analysis, that includes physical evaluation of the site and determination of the soil, agricultural, woodland, and wetland characteristics of the site and in addition studied the Town of Chili Master Plan. Based on these characteristics, Mr. Robinson has developed a subdivision plan with the owners that consist of three parcels that enjoy a roughly equal share of open fields, woodlands and wetlands, and at least 40 ft of frontage on Scottsville Rd.

**Our process and timeline.**

1. **Land planning firm hired:** January, 2011. EDR has worked on this project, since 2011.
2. **Informal Concept Plan meeting with the Town of Chili Building Department:** On April 18<sup>th</sup>, 2012, the owners, with Tom Robinson (EDR), met with the Town of Chili Building Department for an informal concept plan meeting. At that time, we presented our proposed subdivision map and multiple supporting maps that defined the characteristics of the parcel. David Lindsay and multiple members of the department weighed in on the plan and made recommendations for submitting a formal subdivision application. Based on the Building Department's recommendation, we contracted EDR to conduct a formal Wetland Delineation Study.
3. **Informal Meeting with the Department of Transportation:** April 2012 to discuss curb cut strategies
4. **Wetland delineation Study:** commissioned with EDR and completed in May 2012
5. **Subdivision Application to the Chili Town Planning Board:** June 4<sup>th</sup>, 2012. (This application)

**6. Variance Request with the Zoning Board of Appeals:** scheduled for July 24<sup>th</sup> 2012. To allow lot #3 to retain a "Farm" designation and also allow a building site in the front open field (which is not 500 ft wide), a variance will be requested.

### General characteristics of the current parcel

The existing parcel has the following characteristics:

- 97.113 acres in size
- zoned Agricultural
- 450 ft of road frontage on Scottsville Road
- about ½ a mile of frontage on the Genesee River
- 23.6 acres of wetland
- 38 acres of open fields
- 35.5 acres of woodland/scrubland

### General characteristics of the subdivided lots

#	position on road	size	Scottsville road frontage
1	north	29 acres	40 ft
2	middle	31 acres	139 ft
3	south	37 acres	271 ft

All three proposed parcels have river frontage on the Genesee River.

*note: lot #3 is not 500 ft wide in the first open field. Current farm lot zoning code requires a 500 ft wide lot at the position of the building site, so a variance will be requested (the Zoning Board of Appeals meeting is scheduled on July 24<sup>th</sup>).*

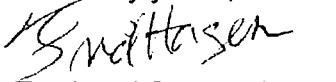
### Future goals with the land

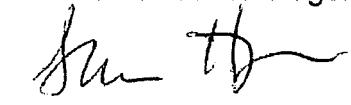
All three owners expect to engage in some level of agricultural activities on each of the parcels, including farming, pasturing/breeding horses, developing a tree nursery. After the land is subdivided the owners of the three parcels will develop their own activities on their respective parcels, independent of the others. Each owner expects at some point in the future to build a single-family dwelling on their parcel and plans to live on the property. We also plan to retain the natural beauty of the land in all of our activities.

Once a subdivision plan is approved, the owners of lots 1 and 2 will approach the Department of Transportation (DOT) and apply for a single curb cut to be shared by these two parcels. Our informal meeting with the DOT in April was positive, indicating that a curb cut application could be submitted after a subdivision plan is accepted by the Town of Chili. Simultaneous with the DOT application, the owners will order a phase I cultural/archeological survey and apply for a permit with the Army Corps of Engineers for driveway on the flagpole on lot #1, which will become a shared driveway for lots #1 and 2. The owner of lot #3 will use the existing curb-cut and driveway on lot #3 for ingress and egress access.

Future building site applications for each lot will be submitted to the Town of Chili, independent of each of the three owners, on their own timetable.

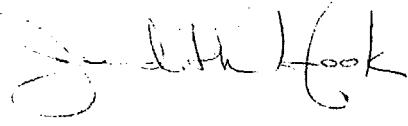
Sincerely yours,

  
Fred and Susan Hagen

  
6-6-12

  
James Allen

James Allen and Judith Hook

  
Judith Hook

  
Pat Albahese