

# 2030 COMPREHENSIVE PLAN

## EXECUTIVE SUMMARY

### INTRODUCTION

It has been twenty years since the 1991 adoption, of the *Town of Chili Comprehensive Plan - 2010* (referred to hereafter as the 2010 Plan). Since the adoption of the 2010 plan many changes have occurred. While the 2010 Plan contains historical information, goals, objectives and implementation actions that are still valuable, some portions of the 2010 plan are outdated, and some major proposals that are in it are no longer valid given changes that have occurred in both the public and private sectors.

In 2008 town officials made a commitment to undertake an update to the 2010 plan and to create a more suitable framework to guide future development activities within the town over the next twenty-year planning period. A consulting firm was hired to assess the public's concerns, to give their professional advice on changes and trends and to perform an evaluation of the town's ongoing Comprehensive Planning Program. A committee of town residents and officials was created to oversee the preparation of the 2030 Comprehensive Plan (referred to hereafter as the 2030 Plan).

The 2030 Plan document is the product of those efforts. It:

1. re-examines the changes that have occurred since the *Town of Chili Comprehensive Plan - 2010* was adopted in 1991..
2. re-examines the changes that have occurred since the adoption of the *Town of Chili Comprehensive Plan – 2010*, in 2002..
3. assesses current conditions and trends that bear on Chili's future..
4. presents a preferred vision of a future Chili that retains its desirable qualities, accommodates anticipated growth and development and address the challenges that accompany development.
5. describes the expected consequences of the future development and identifies implementation actions to achieve the desired vision of Chili's future.

The 2030 Plan is a comprehensive plan encompassing the entire town and the diverse functional elements (roads, utilities, natural constraints, etc.) that affect development activities and the needs of its residents. It is a long-range plan considering potential changes and their consequences from now until 2030.

Consequently, it must be a general plan dealing with the broad goals, policies and actions that will guide and coordinate innumerable site-specific decisions by a number of diverse regulatory boards, agencies and individuals over a twenty-year period of time.

The background information, existing conditions, proposed actions and expected consequences (both the 1970 and 2010 Plans Legacy) are summarized in Chapter 1 of this report and are described more fully in the chapters of both editions of the 2010 Plan which are on file with the Town Clerk and in the Town Library.

### **Summary of the two editions of the 2010 Plans and the Town's Commitment to the Future**

Recommended actions contained in each of the previous two editions of the 2010 Plan have been followed but "in some instances are not followed". As the 2030 Comprehensive Plan Committee proceeded with their charge from the Town Board, the committee evaluated all of the previous Plan Implementation Actions and has identified those that should remain in the 2030 Plan. Those actions that no longer are deemed necessary, or appropriate, have been removed.

Further, it is the recommendation of the 2030 Plan Committee that the 2030 Plan contain specific implementation actions. The Town Board has also requested that the committee identify those boards, committees, departments or groups responsible for implementing these actions. In Chapter 6 of the 2030 Plan the committee has identified a listing of high priority action items, medium priority action items and on-going action items to be implemented throughout the 2030 Plan period. Finally, it is the committee's position that this listing provides a realistic time frame for the implementation of the recommended actions.

The 2030 Plan Committee and Town Board are both convinced that, without adhering to this detailed list of actions, the next twenty-year planning period will likely result in the same partial accomplishments as the last twenty-year period.

### **THE 2030 PLAN SUMMARY**

The 2030 Plan is graphically summarized in Figure 5-1, the *Future Land Use Plan Map*, contained in Chapter 5. It is based upon an evaluation of the existing benefits and problems, potential opportunities, and significant constraints. This will require implementation through a growth management program and would influence the rate, amount, type, location and cost of growth in the Town. Various management measures are proposed to protect the environment and as well to provide opportunities for planned growth in the Town.

The overall intent of the 2030 Plan is to sustain the quality of life in the Town of Chili, to protect the town's natural resource base, and to promote orderly growth and development.

The general thrust of the 2030 Plan is similar to that of the two previous editions of the 2010 Plan in many ways. It reinforces the existing pattern of development by continuing to encourage most new development to occur in the area north of Black Creek. This area continues to be the most appropriate area for development to occur primarily because of the principal roads that connect Chili to other communities. In addition, it is within this northern portion of the town where public sewers and other facilities (i.e. commercial and public land use) exist that are needed to support the pattern of concentrated development. The 2030 Plan Committee, in response to a survey of town residents completed in 2009, finds that more property should be designated for a variety of

commercial developments throughout this northern portion of the town, thereby providing a wider choice for potential commercial services to meet the community's needs.

In other respects, the 2030 Plan does not differ markedly from the 2010 Plan. The greatest difference is that less land is expected to be developed. Far fewer changes and additions are recommended for the roads, sewers and other facilities than in the 2010 Plan. A different balance of land use is proposed, with light types of industrial development intended to play a much stronger role. This is in keeping with Monroe County's objective of promoting airport-related uses in the vicinity of the Greater Rochester International Airport.

Perhaps most importantly, the plan recommends the transformation of Chili Center area into a stronger focus for community identity and a robust center for Chili community life. The 2030 Plan identifies this area as the Community Center for purposes of focusing development and growth during the next 20-year period.

The improvements to the intersections of Chili Avenue, Paul Road and Chili Center-Coldwater Road, together with the general affluence of the surrounding market area, are expected to motivate substantial expansion of commercial, public services and higher density residential development in the Chili Center area.

New development is expected to generate substantial reinvestment in, and improvement of, existing commercial development in the area. This will increase the variety of goods and services that are available.

Of course, change on this scale could also generate problems. Therefore, to capitalize on the potential opportunities, to make sure that the changes do not negate the beneficial effects of the intersection improvements, and to coordinate the changes to commercial development, a more detailed design (or Master plan) for Chili Center remains a recommended priority action item of the 2030 Plan.

As the 2030 Plan indicates, other general and neighborhood commercial business expansion is expected farther southwest along Chili Avenue as far as Beaver Road. Regulated wetlands lie roughly parallel to Chili Avenue from Paul Road to beyond Beaver Road behind the existing and proposed commercial areas. They are recommended for use as buffers between the commercial and residential development areas. New residential development should consist of multi-family structures near the commercial areas and single-family structures elsewhere.

The primary concerns associated with the proposed changes in the Chili Center area are the potential impacts on road safety and traffic, the protection of the natural resources and storm water runoff. Consequently, the plan recommends the enactment of access management overlay zoning to control access along the major roads and a drainage study to be prepared for the increases in runoff.

