

Westside Development of Rochester

3313 Chili Avenue
Rochester, NY 14624
585-261-1200

January 27, 2022

Paul Wanzenried
Building Department
Town Of Chili
3333 Chili Avenue
Rochester, NY 14624

RE: Letter of Intent

Dear Paul,

It is the intent of Westside Development of Rochester to use the proposed accessory structure for the storage of equipment that is necessary to maintain the 120 acres of property located at 420 Ballantyne Road. This equipment includes golf carts, a John Deere tractor, brush hog, wing mowers, zero turn lawn mowers, a ball picker, etc. Please let me know if any additional information is needed.

Thank you,



William Howard, Owner
Westside Development of Rochester
3313 Chili Avenue
Rochester, NY 14624
585.261.1200

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: _____

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 HOME TEAM SPORTS PARK	Project Location 420 Ballantyne Road, Rochester N Y 14623
Tax Account # 159.02-1-4	Present Zoning Recreation
Engineer Name / Address / ZIP Peter Offerman	
Phone 585-235-4342	Email surveyortemp@yahoo.com

Owner Name Westside Development of Rochester, Inc	Applicant Name Bill Howard
Street Address 3313 Chili Ave,	Street Address 3313 Chili Ave
City / State / ZIP Rochester N Y 14624	City / State / ZIP Rochester N Y 14624
Phone/ Email 585-247-8250	Phone/ Email 585-247-8250 bill@bhhsdiscover.com

Reason for Appearing:	# of Proposed Lots	Copies Req'd	Additional Submissions:																		
<input type="checkbox"/> Subdivision Sketch Plan	_____	16	<input type="checkbox"/> Environmental Assessment Form (same quantity as application/plans) <input type="checkbox"/> Subdivision Drainage Review Checklist (4 copies) <input type="checkbox"/> Plans in electronic DWG/PDF format (1 Flash Drive/USB – Required) <input type="checkbox"/> Misc. _____																		
<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 type="checkbox"/> Preliminary Site Plan	_____	22																			
<input checked="" type="checkbox"/> REVISED 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 Information: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">YES</th> <th style="text-align: center;">NO</th> </tr> </thead> <tbody> <tr> <td>Have stamped landscaping plans been submitted? <small>(stamped by Licensed Landscape Architect)</small></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Is the property located in a flood plain or wetland?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>If "YES" the limits are defined by whom? () USA Corps of Eng. () NYSDEC () Both</td> <td></td> <td></td> </tr> <tr> <td>Is the property in an Agriculture District?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Size of parcel acreage _____</td> <td></td> <td></td> </tr> </tbody> </table>		YES	NO	Have stamped landscaping plans been submitted? <small>(stamped by Licensed Landscape Architect)</small>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property located in a flood plain or wetland?	<input type="checkbox"/>	<input 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 type="checkbox"/>	Size of parcel acreage _____	
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Size of parcel acreage _____																					

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. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Ownership Intentions: What is the intent of the applicant with this property's application? <input checked="" type="checkbox"/> OWN <input type="checkbox"/> LEASE
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Notarized Signature of Property Owner(s) If Not Applicant: Signature: _____ Date: _____ Sworn to before me this _____ day of _____ _____ Notary Public	Signature of Applicant: Signature: <u>William B Howard</u> Date: <u>1/14/22</u> <u>WILLIAM B HOWARD</u> Print Name
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FOR OFFICE USE ONLY: Fees Paid: Preliminary: _____ Date _____ Amount _____ Final: _____ Date _____ Amount _____

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			
Driving Range			
Name of Action or Project: Westside Development of Rochester,INC			
Project Location (describe, and attach a location map): 420 Ballantyne Road			
Brief Description of Proposed Action: Accessory Structure			
Name of Applicant or Sponsor: Westside Development of Rochester,INC		Telephone: 585-247-8250	
		E-Mail: bill@bhhsdiscover.com	
Address: 3313 Chili Ave, Rochester NY 14624			
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 checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 120 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?		_____ 120 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): PRD			
<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 checked="" 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 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: _____	NO	YES	
	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____ _____	NO	YES	
	<input checked="" 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 checked="" 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 checked="" 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 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? 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Westside Development of Rochester, INC</u> Date: <u>1/14/22</u> Signature: <u>William S. [Signature]</u> Title: <u>owner</u>		

PLAN SHOWING PROPOSED ACCESSORY BUILDING

(Liber 10269 of Deeds, Page 117)

being Part of Lots 138 and 139 of the East Pultney Tract

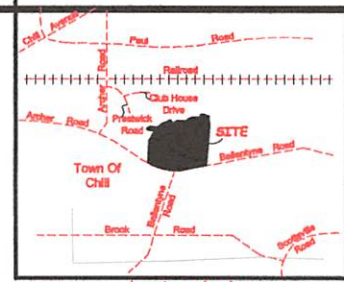
~situate in:~

Town of Chili, County of Monroe, State of New York

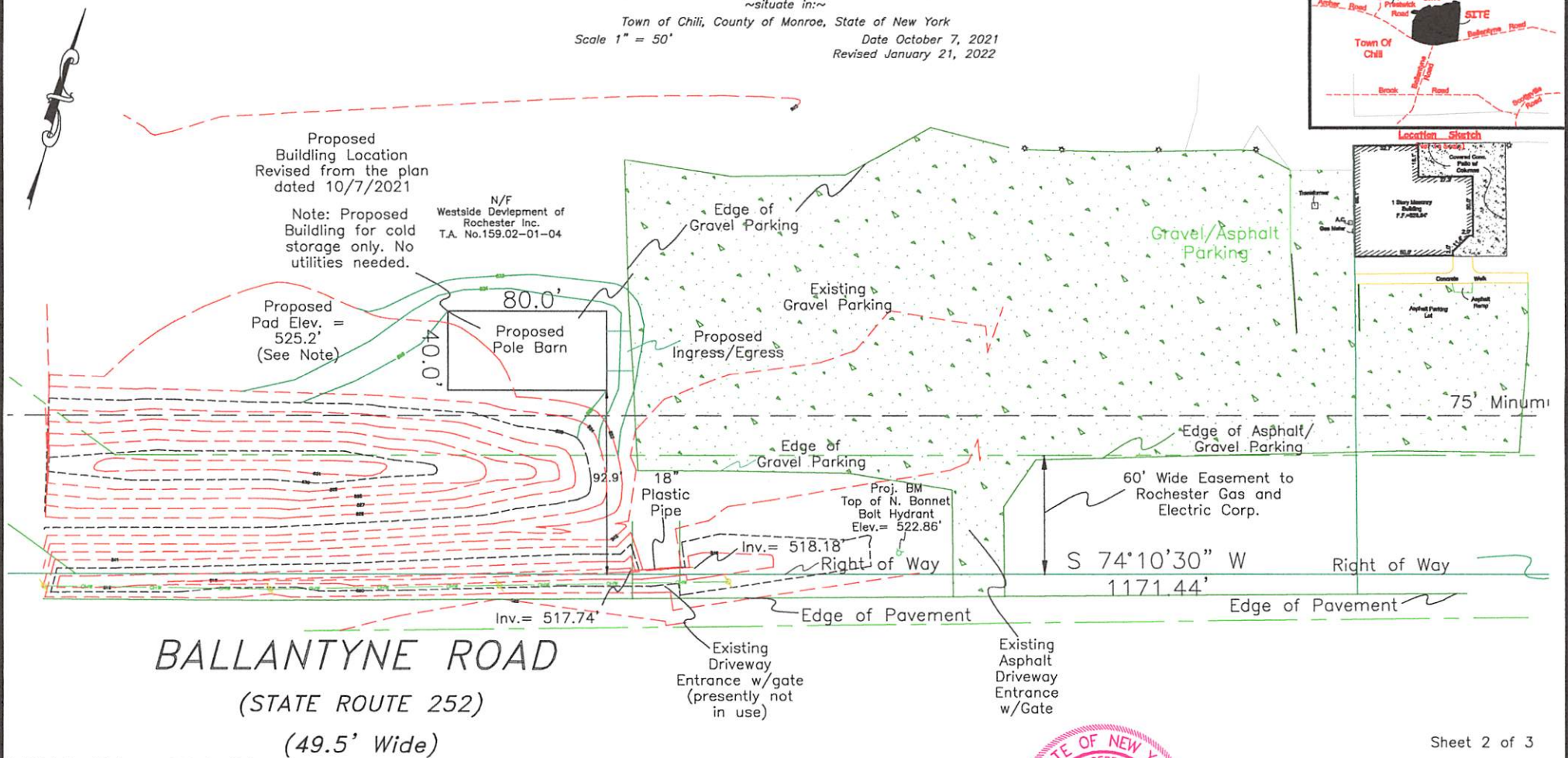
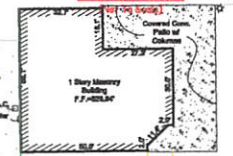
Scale 1" = 50'

Date October 7, 2021

Revised January 21, 2022



Location Sketch



BALLANTYNE ROAD
(STATE ROUTE 252)
(49.5' Wide)

LEGEND

Overhead Wires

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered to be valid true copies.
Certifications indicated herein signify that this survey was prepared in accordance with the highest code of practice for land survey established by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on behalf of the title company, governmental agency, and lending institution listed herein, and to the easement of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
The certifications herein are not transferable.
The locations of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

I, Peter F. Offermann, P.L.S. do hereby certify this map was completed from notes from an instrument survey completed on December 10, 2021.

Peter F. Offermann PLS #050783 Date



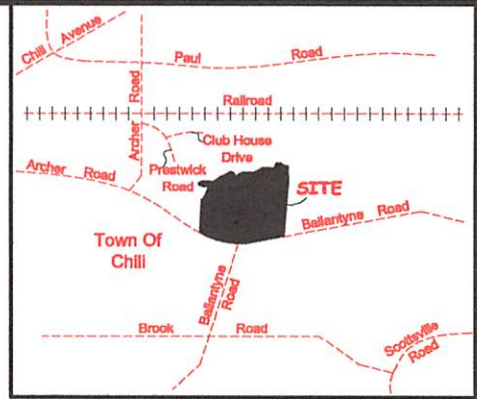
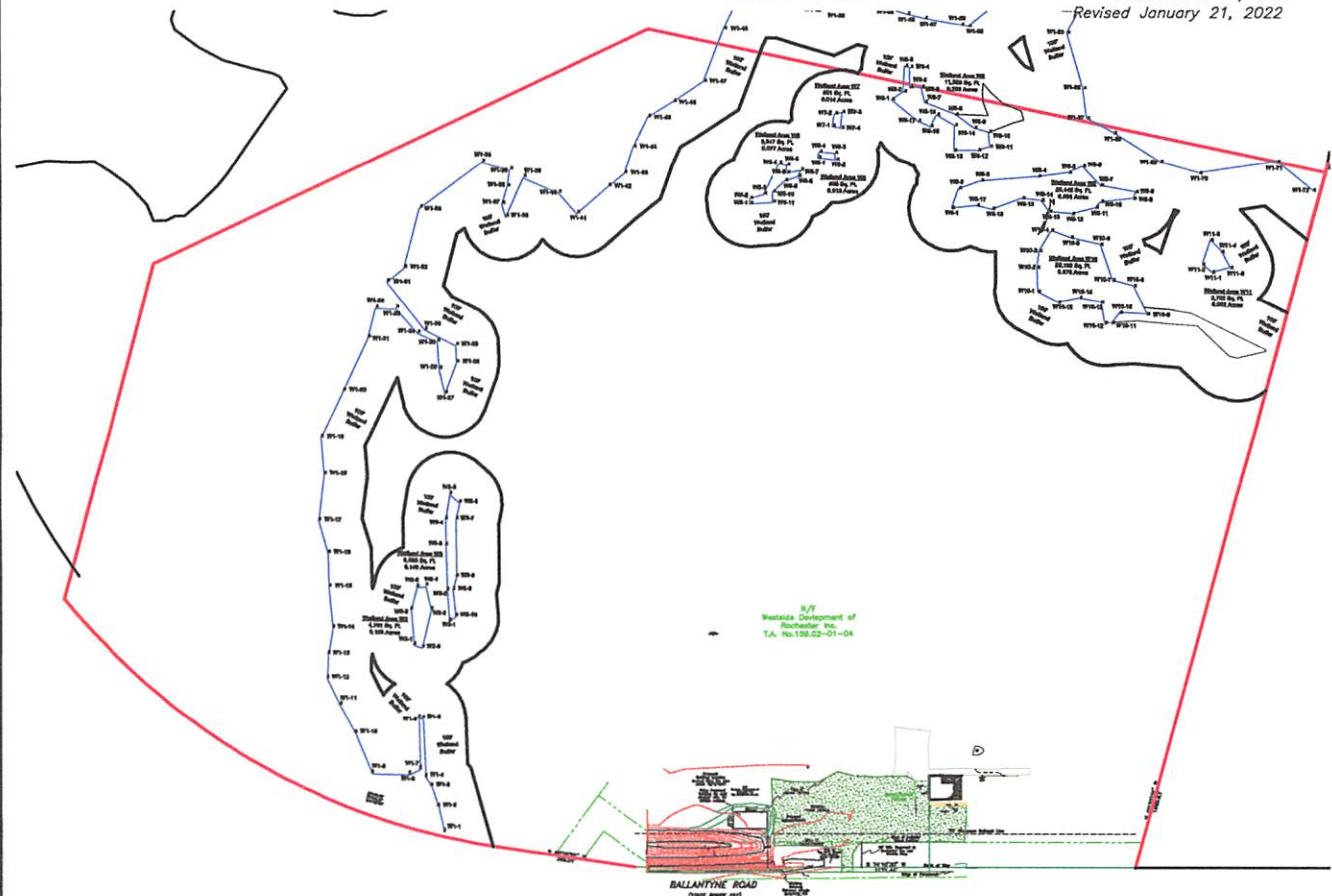
Peter Offermann Land Surveying

Peter F. Offermann, P.L.S.
4 Nyby Road, Rochester, New York 14624
Phone (585) 235-4342 Cell (585) 831-8242
Email surveyortamp@yahoo.com

PLAN SHOWING PROPOSED ACCESSORY BUILDING

(Liber 10269 of Deeds, Page 117)
 being Part of Lots 138 and 139 of the East Pultney Tract
 ~situate in~

Town of Chili, County of Monroe, State of New York
 Scale 1" = 120' Date October 7, 2021
 Revised January 21, 2022



Location Sketch
 (Not To Scale)

I, Peter F. Offermann P.L.S., do hereby this map was completed from notes from an instrument survey completed on December 10, 2021.

Peter F. Offermann PLS #050783 Date

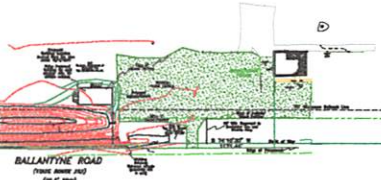
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Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on behalf of the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transmittable to additional institutions or subsequent owners.

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**Peter Offermann
 Land Surveying**

Peter F. Offermann, P.L.S.
 4 Nyby Road, Rochester, New York 14624
 Phone (585) 235-4342 Cell (585) 831-8242.
 Email surveyortamp@yahoo.com

Schedule A
Premises

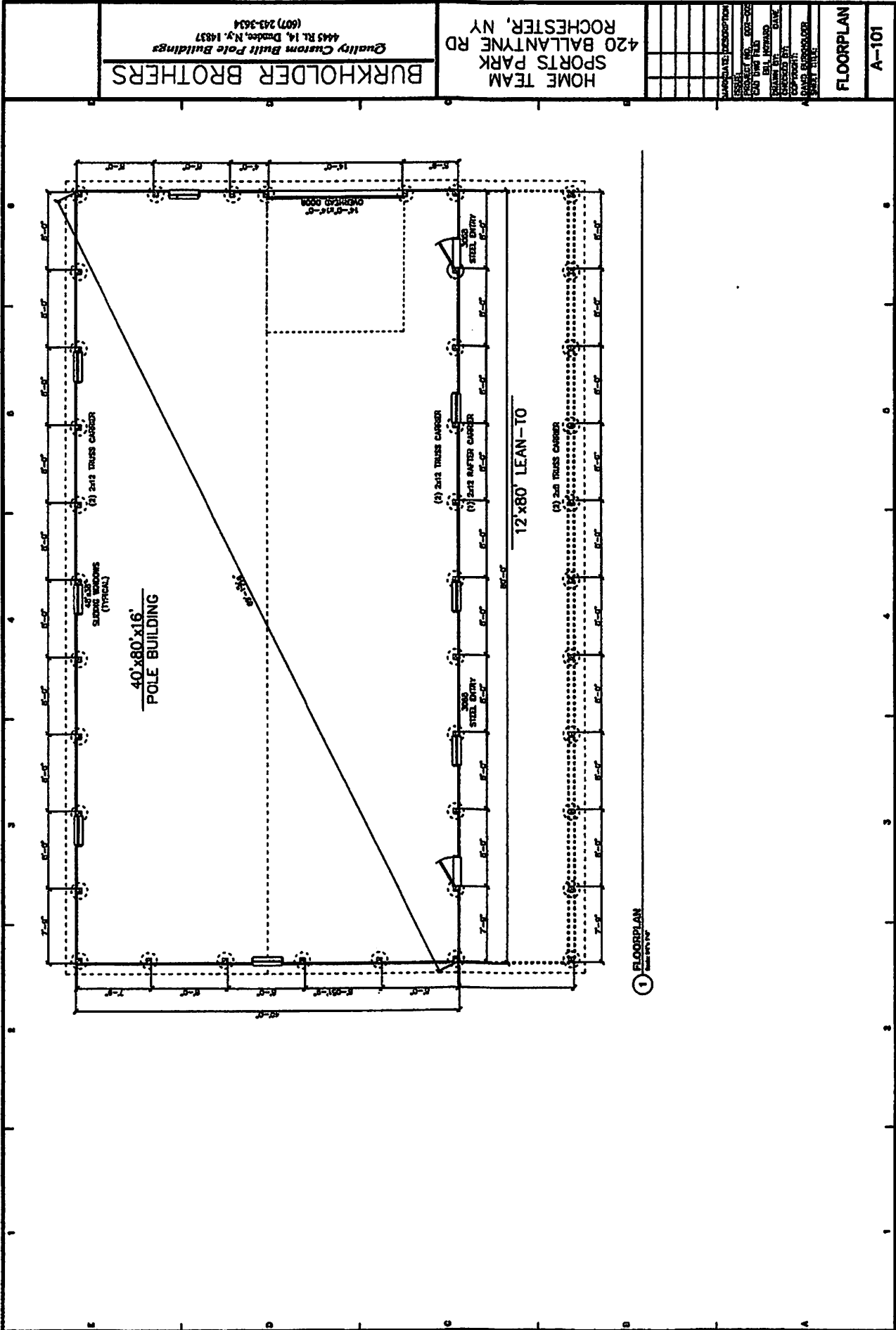
Parcel

All that tract or parcel of land, situated in the Town of Chili, County of Monroe, State of New York and being more particularly described as follows:

Commencing at a point on the northerly right-of-way (r.o.w.) of Ballantyne Road (SR 252), (right-of-way of 66'), at its intersection with the southwesterly lot corner of the property located at 404 Ballantyne Road, now or formerly The Independent Order of Odd Fellows, Tax Account Number: 159.020-0001-9; thence,

A. South 74°10'30" west from the point of beginning, along the northerly r.o.w. of Ballantyne road and the southerly lot line of lands located at 420 Ballantyne road, now and formerly Westside Development of Rochester Inc, tax account number: 159.020-0001-4 a distance of 1,171.44 feet to a point; thence,

1. South 82°39'57" west, a distance of 326.01 feet to a point on the southerly lot line of said property; thence,
2. In a northwesterly direction, along a curve to the right, having a radius of 1597.14 feet, through a central angle of 42°49'28", a distance of 1193.75 feet to a point; thence,
3. North 01°05'32" west, a distance of 815.00 feet to a point on the westerly lot line of said property; thence, the following two courses through lands of Westside Development of Rochester, Inc.
4. North 50°21'58" east, a distance of 1,230.00 feet to a point; thence,
5. North 86°02'50" east, a distance of 1,620.00 feet to a point on the easterly lot line of said property; thence,
6. South 00°33'03" east, a distance of 1,695.63 feet to a point on the south easterly corner of said property and the point and place of beginning.



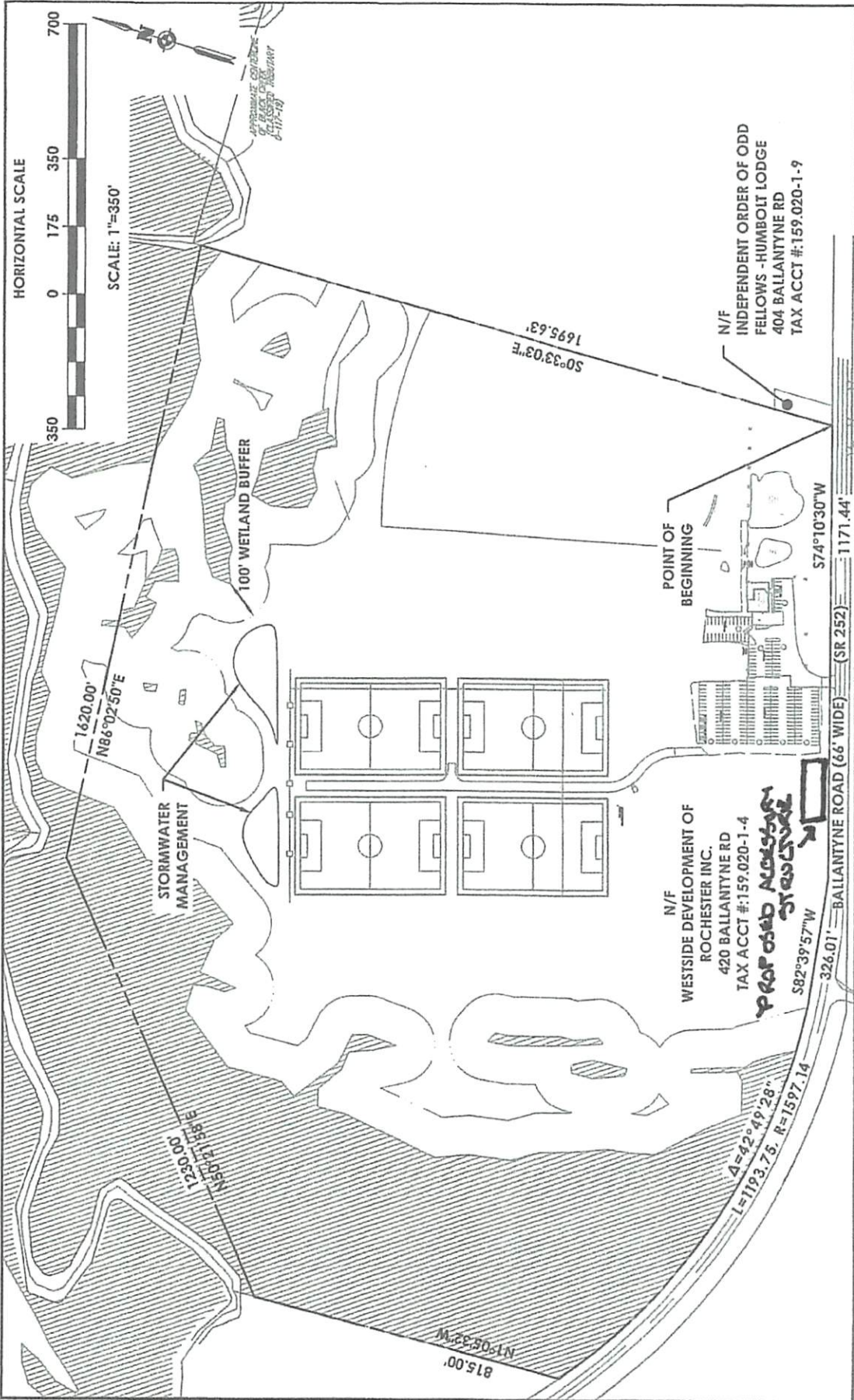
BURKHOLDER BROTHERS
Quality Custom Built Pole Buildings
 4445 Rt. 14, Dundee, N.Y. 14837
 (607) 243-3634

HOME TEAM
SPORTS PARK RD
420 BALLANTYNE NY
ROCHESTER, NY

NO.	DESCRIPTION
1	POLE BUILDING
2	LEAN-TO
3	STEEL ENTRY
4	OVERHEAD DOOR
5	TRUSS CAPCOR
6	RAFTER CAPCOR
7	TRUSS
8	RAFTER
9	STEEL COLUMN
10	BRACE
11	WIND BRACE
12	WIND BRACE
13	WIND BRACE
14	WIND BRACE
15	WIND BRACE
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50	WIND BRACE

FLOORPLAN
 A-101

1 FLOORPLAN



Client: BALLANTYNE DEVELOPMENT, LLC
 3313 CHILI AVENUE
 ROCHESTER, NY 14624

Project Number: 20152145.0001

Scale: 1:350 Sheet No: SE-1

PA PASSERO ASSOCIATES
 engineering architecture

242 West Main Street, Suite 100
 Rochester, NY 14614

420 BALLANTYNE ROAD
 STORM WATER EASEMENT MAP

Drawn By: ABG Date: 8/30/19