

APPENDIX

TOWN OF CHILI 2030 COMPREHENSIVE PLAN

GLOSSARY

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AFFORDABLE HOUSING:	The measure of affordability, as defined by the U.S. Department of Housing and Urban Development (HUD), which considers housing affordable for a low-income household if it consumes no more than thirty percent (30%) of that household's income.
AFFORDABLE (HOMEOWNERSHIP)	The measure of affordability that meets the needs of households with incomes equal to or less than eighty percent (80%) of the median income of the metropolitan statistical area or county in which the housing is located. Low-Income shall mean fifty percent (50%) of the area median income. Median-Income shall mean eighty percent (80%) of the area median income.
AGRICULTURE:	<p>The use of land for the growing and/or production of field crops, livestock and livestock products including, but not limited to, the following:</p> <ol style="list-style-type: none">Field crops, including: barley, wheat, oats, soy beans, corn, hay, potatoes, rye, sorghum and sunflowers.Livestock, including: dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds and other animals including dogs, ponies and rabbits.Livestock products, including: milk, butter, eggs, cheese, meat, fur and honey.
AGRICULTURAL DATA STATEMENT:	Forms prescribed by a municipality to be used as a means of identification of farm operations within an agricultural district located within five hundred feet of the boundary of property upon which an action requiring municipal review and approval by the planning board, zoning board of appeals, or town board pursuant to article sixteen of the town law, as provided in section three hundred five-a of this article.

AGRICULTURAL DISTRICT:

A defined area of land consisting of at least five hundred (500) acres that landowners have submitted a proposal to the county legislative body for the creation of an agricultural district within such county, or a defined area of land comprised of at least ten percent of the total land proposed to be included in the district, whichever is greater, consistent with the criteria set forth in Article 25 AA of the State Agriculture and Markets Law, Sections 300-310. In the Town of Chili, there is one agricultural use district established by the Monroe County Legislature and Certified by the Commissioner of the State Department of Agriculture and Markets. This District is known as the Monroe County Agricultural Western District #5). This district, was last re-established in 2016 for an eight-year period which will again be reviewed and renewed in 2024.

ARTERIAL ROUTE:

Major – A street with access control, channelized intersections, restricted parking, and which collects and distributes traffic to and from minor arterials.

Minor – A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets. For further definitions of highways see Functional Classification below.

ARTICLE 24 PERMIT:

Written approval by the New York State Department of Environmental Conservation to conduct a regulated activity in a wetland or adjacent area. Regulated activities include, among other things, drainage, dredging, excavation, mining, dumping, filling, erection of structures and construction of roads.

BASE FLOOD:

Commonly referred to as 100-year flood, is a flood of the magnitude that has a one percent (1%) chance of occurring in any given year.

BENEFIT ASSESSMENT:

Special district charge levied on property located within an area where infrastructure improvements have been made, or public safety services contracted for by the Town Board. (e.g. Water District, Sewer District or Fire Protection District).

BUILD OUT:	A point in time at which land has been developed to the maximum extent permissible by ordinance or physically possible.
BUFFER:	A land area or landscaping treatment which is used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.
CAPACITY:	In transportation, the maximum traffic flow (expressed in terms of vehicles per unit time) which can be accommodated on a given roadway under a specified safety regime.
CAPITAL IMPROVEMENT PROGRAM:	The multi-year scheduling of expenditures for capital projects (as defined by New York State Law) which the Town proposes to build or purchase over the next six years. Examples of Capital Improvements include, but are not limited to: Town Highways; Town Drainage District Projects; Town Buildings; Town Parkland Acquisition and Improvements; and purchases of highway equipment.
CHIPS:	The New York State Consolidated Local Street and Highway Improvement Program (CHIPS). A state program that involves funding for local highway operations and maintenance.
COLLECTOR ROUTE:	A street which collects traffic from local streets and connects with minor and major arterials.
COMMUNITY BUSINESS:	An area located exclusively along major transportation routes and adjacent to established centers of population within the community, comprised of parcels having a minimum contiguous size as specified by ordinance, developed according to an overall plan intended to minimize the disruptions to through traffic movements, consisting of uses that provide a broad range of commercial goods, services and personal needs, with facilities necessary to serve the needs of the population of major portions of the municipality and adjacent areas.
COMMUNITY HEALTH CARE:	The ability for the residents of a municipality to have access to quality primary and preventive health care, including services and facilities which are not necessarily located within the municipality but are within an established metropolitan or regional area.

COMPREHENSIVE APPROACH:	Looking at a situation in terms of how it will affect the entire community, rather than just a portion of it.
CONDUITS:	Protective casings buried underground which protect utility lines.
CRITICAL ENVIRONMENTAL AREA (CEA):	A specific geographic area designated by a state or local agency which has exceptional or unique characteristics that make the area environmentally important. Designation of an area as a CEA ensures that all projects subject to SEQRA review that take place in that area will receive a more thorough review from involved agencies.
DEC:	New York State Department of Environmental Conservation.
DESIGN CRITERIA & CONSTRUCTION STANDARDS FOR LAND DEVELOPMENT:	Standards and criteria established by the Town Planning Board for the design, construction and/or installation of infrastructure necessary for the development of a site. These standards also include other regulations pertaining to development which are not included in the Town Code.
DENSITY OF DEVELOPMENT:	The number of dwelling units per unit of land. Unit of land is usually stated as one acre, (i.e. 2 units per acre, 4 units per acre, 5 acres per unit, etc.) after land exclusions have been calculated for such fixtures as roads.
DETENTION:	Release of surface and stormwater runoff from the site at a slower rate than is collected by the drainage facility system, the difference being held in temporary storage.
DEVELOPMENT:	Any man-made change to improved or unimproved real estate. This includes, but is not limited to, buildings and other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, and storage of equipment and materials.
DRAINAGE:	The collection, conveyance, containment, and/or discharge of surface and storm water runoff.
DRAINAGE BASIN:	A geographic and hydrologic sub-unit of a watershed.
DRAINAGE DIVIDE:	The boundary between one drainage basin and another.

ENVIRONMENTAL ATLAS:	A series of maps depicting land use, special districts and environmental features for the Town of Chili . These maps are on file in the Town Planning Office and the Monroe County Department of Planning.
ENVIRONMENTAL PROTECTION OVERLAY DISTRICT (EPOD)	An area of land which contains one or more environmentally sensitive features. For example, an EPOD could be determined by taking a parcel base map of a municipality and overlaying maps indicating steep slopes, wetlands, and other features onto the base. The delineated environmentally sensitive areas would then have restrictions on the number of homes or other development that could occur in those areas. Constraints on roads and utility construction through these areas would also be established.
EROSION:	The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice, or gravity.
EROSION/SEDIMENT CONTROL:	Any temporary or permanent measures taken to reduce erosion, control siltation and sedimentation, and ensure that sediment-laden water does not leave the site.
EROSION/SEDIMENT CONTROL FACILITY:	A type of drainage facility designed to hold water for a period of time to allow sediment contained in the surface and stormwater runoff directed to the facility to settle out so as to improve the quality of the runoff.
FACTORS AFFECTING DEVELOPMENT:	Natural and manmade features located in the Town of Chili that have been determined to be environmentally sensitive and are protected by the Town in the subdivision and site plan review processes.
FARMLAND PROTECTION PLAN	A Plan that identifies the Town's goals and objectives for protecting strategic agricultural soils and sustaining farming operations within the community. The Town of Chili Agricultural and Farmland Protection Plan was prepared in 2015 and is an Appendices to this 2030 Comprehensive Plan.
FEMA:	Federal Emergency Management Agency. Responsible for administration of Federal Flood Insurance Program.

FIRE DISTRICT:	A legally established and defined area of the Town for which fire protection services are provided for and governed by a Board of Fire Commissioners who are elected directly by the voters of said district, or area. In the Town of Chili there is one Fire District, the Gates Fire District.
FIRE PROTECTION CLASS RATING:	A classification made by the State Insurance Service Officer that determines the cost of fire insurance for a structure. The rating is based on series of criteria associated with the delivery of fire protection services.
FIRE PROTECTION DISTRICT:	A legally established and defined area of the Town for which fire protection services are contracted for by the Town Board with a local fire department. In the Town of Chili this area is known as the Chili Fire Protection District. Within the Town there are two fire protection service contract areas (Chili Fire Protection District and Clifton Fire Protection District).
FLOOD:	An overflow of lands not normally covered by water and that are used or usable by humanity. Floods have two essential characteristics: the inundation of land is temporary; and the land is adjacent to an inundated overflow from a river or stream, lake, or other body or standing water.
FLOOD HAZARD AREAS:	Those areas subject to inundation by the base flood. Includes, but is not limited to streams, lakes, wetlands, and closed depressions.
FLOODPLAIN:	Areas located along certain watercourses in the Town of Chili that have been identified by FEMA, under provisions of the National Flood Insurance Program, as having at least a one percent chance of flooding in any one year.
FLOODWAY:	The channel of the river or stream and those portions of the adjoining floodplains which carry and discharge the base flood flow.

FUNCTIONAL CLASSIFICATION:	A system adopted by most U.S. localities to classify roadways in accordance with the function they serve. Functional classification is thus distinguishable from jurisdictional classification. Transportation facilities are classified by the relative importance of the movement and access function assigned to them. The access function often detracts from the movement function and vice versa. In the hierarchy of highway facilities, freeways and major arterials constitute the major highway system, while collector and local streets comprise the local street system. The classification of streets is essentially a determination of the degree to which access functions are to be emphasized at the cost of the efficiency of movement or discouraged to improve the movement function. The functional classifications are : Principal Arterial (Expressway), Principal Arterial, Minor Arterial, Collector and Local Street.
HAMLET RESIDENTIAL:	A pattern of residential development, occurring in and around an unincorporated area of the Town, consisting of single-family dwelling – both attached and detached – which are primarily within a conventional subdivision setting with appurtenant common areas. In the Town of Chili the Hamlet areas are known as Ballantyne, Chili Center, West Chili, North Chili, and Clifton).
GRANDFATHERED:	Development or activity initiated prior to latest version of codes and regulations and allowed to continue even though not in conformance.
IMPACT FEES:	Assessments paid as a condition of site plan or subdivision approval to cover the cost of infrastructure improvements that are required to meet the needs of the proposed development.
INFILLED:	The development of new buildings on vacant lands in a built-up area.
LETTER OF CREDIT:	Notice from a bank which certifies that funds are being held in escrow to pay for pre-agreed upon development improvements (e.g. streets, sewers).
MAJOR COLLECTOR STREET:	A highway whose function is to collect and distribute vehicles to and from traffic generators such as large residential, commercial, and industrial areas.

MINOR COLLECTOR STREET:	A highway whose function is to carry traffic between local roads and the major collector and arterial highways in the community.
MITIGATION MEASURES:	Improvements or agreements to minimize the effect of construction, or to balance adverse effects in one area with improvements in another area.
MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4)	A Program enacted under Section 402 of the Federal Clean Water Action, which requires the Town of Chili to maintain coverage under the New York State Pollutant Discharge Elimination System (SPDES) permitting. This requires all industrial discharges, construction sites of one acre (4,000 m ²) or more, and other large property owners have a National Pollutant Discharge elimination System Permit (NPDES) or a SPDES Permit.
MUNICIPALITY:	A primarily political unit having corporate status and powers of self-government (e.g., Town, Village, City).
NYCRR:	Legal abbreviation for New York Code of Rules and Regulations.
NATIONAL FLOOD INSURANCE PROGRAM:	A program administered by the Federal Emergency Management Agency (FEMA) which provides property insurance to homeowners and businesses whose properties lie within a designated flood hazard area (100 year floodplain). The flood insurance program is administered locally by each municipality (town, city, village) when it adopts its own set of floodplain regulations which govern the type and conditions under which a floodplain area may be developed. These local floodplain development regulations must meet certain minimum requirements for the municipality to maintain its eligibility for National Flood Insurance.
NATURAL DRAINAGE COURSES:	Any natural waterway, including streams, rivers, creeks, ditches, channels, gullies, or ravines, which remove surface or groundwater run-off from surrounding lands.
NEIGHBORHOOD BUSINESS:	An area comprised of parcels having a minimum contiguous size as specified by ordinance, developed according to an overall plan intended to attract pedestrian customers from surrounding neighborhood service areas, consisting of uses that provide convenient (or daily)

personal needs and services, and of a lower intensity of use than Community Business uses.

NEIGHBORHOOD SERVICE AREA:	Refers to the geographic area which surrounds a school, park, or commercial facility. The area is usually delineated by walking distance of approximately one-half to one mile.
OPEN AREA:	Any area characterized by natural scenic beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present and potential value of abutting or surrounding development or would establish a desirable pattern of development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural or scenic resources.
OPEN SPACE INDEX:	An inventory of open areas within the municipality, accepted by the Town Board, with each such area identified, described and sites listed according to priority of acquisition or preservation. The last Open Space Index was completed in 2011.
OPEN SPACE MASTER PLAN	A Plan that incorporates recommendations and strategies from the Town's ongoing planning program addressing agriculture, open space, and parks and recreation. The approximately 115 individual recommendations from the various planning documents are grouped together and a series of overarching actions identified. The Open Space Master Plan was completed in April 2015 and is an Appendices to the 2030 Comprehensive Plan.
PATIO HOME:	A single family detached dwelling which has a private outdoor space in the rear of the home clearly defined by walls, fences, or shoulders and which has only one usable side yard. The other side of the building is located on the lot line. A legal agreement such as an easement must exist which allows the dwelling owner room to perform maintenance functions.
PERCOLATION:	The movement of water through soil.
PERCOLATION RATE:	The rate, usually expressed inches/hour, in which water moves through saturated granular material.

PERFORMANCE STANDARDS:	A flexible set of requirements that more directly regulates the consequences of development than otherwise available by a specific set of standards.
PLANNED DISTRICT:	An area of a minimum contiguous size as specified by ordinance, developed according to a plan as a single entity and containing one or more structures with appurtenant common areas.
PURCHASE OF DEVELOPMENT RIGHTS (PDR):	A program for a municipality to voluntarily acquire the rights to development of certain lands, which are deemed by the community to be worthy of preservation in their natural state. Through such a program the landowner retains all other rights except those for development.
QUALITATIVE STANDARDS:	Standards which are based on a characteristic or trait, such as lighting “in such a manner as to not create annoyance.”
QUANTIFIABLE STANDARDS:	Standards which are based on a numerical system, such as lighting allowed according to the number of foot candles or density based on the number of units per acre.
RESTRICTED BUSINESS:	An area comprised of parcels having a minimum contiguous size as specified by ordinance, developed according to an overall plan, intended to preserve areas for employment and service to the public from surrounding neighborhood service areas, that are conducted entirely within an enclosed building, and which do not generate large volumes of traffic such as associated with Community Business.
RESTRICTIVE COVENANTS:	A legal agreement which places a restriction of some sort on the use of the land. The restrictive covenant usually runs with the land and is binding upon subsequent owners of the property.
RETENTION:	A practice designed to store storm water runoff by collection as a permanent pool of water without release except by means of evaporation, infiltration, or attenuated release when runoff volume exceeds the permanent storage capacity of the permanent pool
REVERSE FRONTAGE LOT:	A lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot, and which is not accessible from

one of the parallel or non-intersection streets upon which it fronts.

RIGHT-OF-WAY:

A strip of land which is acquired, usually by a government body, for the purpose of a road, crosswalk, railroad, utility lines, or other similar uses.

RIGHT TO FARM LAW:

A law enacted by a municipality that protects farmers from nuisance ordinances and nuisance suits that would restrict normal farming practices.

REPARIAN:

Pertaining to the banks of streams, wetlands, lakes or tidewater. A relatively narrow strip of land which borders a stream or river, often coincides with the maximum water surface elevation of the 100 year storm.

RUNOFF:

Water originating from rainfall and other precipitation that if sound in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water. The portion of precipitation, snow melt, or irrigation that flows over and through the soil, eventually making its way to surface water supplies (such as streams, rivers, ponds); runoff includes surface runoff, underflow and ground water flow.

SEDIMENT:

Fragmented material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.

SEDIMENTATION:

The depositing or formation of sediment. Removal, transport, and deposition of detached sediment particles by flowing water or wind.

SETBACK:

The distance between the street right-of-way and the front line of a building or any projection thereof, or the minimum prescribed distance to a lot line that a structure can be placed by town regulation.

SEWER TRUNK LINES:

The main sewer lines which gather sewage from smaller lines which are usually connected to dwellings and buildings.

SHARED ACCESS PARKING:

A provision for two or more separate uses to use the same parking area.

SILTATION:	The process by which a stream, river, lake, or other water body becomes clogged with sediment.
SITE:	The portion of a piece of property which is directly subject to development.
SLIDING SCALE ZONE:	A zoning district where the number of permissible dwelling units increases with the size of the parcel but not in direct linear proportion to that increase in parcel size. For example, a three acre parcel may permit one dwelling unit while a twenty acre parcel may permit three dwelling units.
SPECIAL FLOOD HAZARD AREA:	An area having special flood, mudslide (i.e. mudflow) and/or flood-related erosion hazards.
STATE ENVIRONMENTAL QUALITY REVIEW ACT:	(SEQRA) Refers to 6 NYCRR Part 617 environmental review regulations which are applicable to all state and local agencies within New York State, including all political subdivisions, districts, departments, authorities, boards, commissions, and public benefit corporations. Typical actions which require environmental review under SEQRA include site plan approvals, re-zoning actions, formation of special districts, subdivision approvals, funding and other governmental activities.
STEEP SLOPE:	Refers to that portion of a development site's topographic feature where the slope of the land is at least fifteen percent (15%) or greater. This percent guideline is merely established as a reference for determining the need for a municipality to review soil characteristics and to identify mitigation measures required under SEQRA for protecting the adverse impacts of development associated with soil erosion and the long term stability of these areas.
STORMWATER DETENTION:	Storm water runoff is collected from a developed area on-site and detained before it is released at a controlled rate not to exceed the rate of runoff that would occur under natural conditions.
STORMWATER MANAGEMENT PROGRAM (SWMP)	The SWMP describes how the Town of Chili will address pollutants of concern and reduce the discharge of Pollutants from the MS4 to the maximum extent practicable through the six Minimum Control Measures (MCMs) identified within the MS4 Permit.

STRIP COMMERCIAL DEVELOPMENT:	Commercial or retail development, usually one-store deep, that fronts along a major street. The pattern of development is oriented towards the maximum exposure of services (attracting attention) to the passing motorist and not to the shopper on site.
SURFACE AND STORM WATER:	Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water.
SURFACE RUNOFF:	Precipitation excess that is not retained on vegetation or surface depressions and is not lost by infiltration or evaporation, and thereby is collected on the land surface from where it runs off.
TOPOGRAPHY:	General term to include characteristics of the ground surface such as plains, hills, mountains, degree of relief, steepness of slopes, and other physiographic features.
TOWN CODE:	The Official Town Code Manual entitle “ <i>Code of the Town of Chili , County of Monroe, State of New York,</i> ” <i>as may be amended from time to time by the Town board.</i> ” Official copies of the Code are maintained and are on file in the Town Clerk’s Office. This manual contains the codification of the Town’s Local Laws and Ordinances consisting of thirty-seven (37) chapters and three appendices.
TOWN LAW SECTION 278:	Section 278 of the New York State Town Law permits towns to reduce lot sizes in subdivisions if the overall density of the subdivision is not greater that it would have been using conventional development techniques. Commonly used as a legal basis for creative design to preserve open space.
TOWN OF CHILI :	Land comprising the Town of Chili, located within the County of Monroe, New York.
TRANSITIONAL LAND USE:	1) A type of use which serves as a buffer between two other types of uses. E.g., commercial uses between industrial and residential uses.

- 2) A type of use which is allowed for a period of time until an action occurs which allows a change in that use. E.g. five acre minimum lots until sewer and water service is made available at which time one acre minimum lots are allowable.

VISUAL PERCEPTION:

How a person thinks about what they see.

WATER QUALITY:

A term used to describe the chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose.

WATERSHED:

The geographic area which is drained by a given stream or river. An area of land that contributes runoff to one specific delivery point; large watersheds may be composed of several smaller “sub-watersheds” or “sub-catchments,” each of which contributes runoff to different locations that ultimately combine at a common delivery point.

WETLANDS, FEDERAL:

As applied in Executive Order 11990, the term “wetlands” refers to those areas that are inundated by surface of groundwater with a frequency sufficient to support and under normal circumstances do or would support a prevalence of vegetative or aquatic life that require saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include, but are not limited to, swamps, marshes, bogs, and similar areas such as slough, potholes, meadows, river overflows, mud flats and natural ponds. Only those wetlands that are delineated on maps prepared by the U.S. Fish and Wildlife Service are covered by Executive Order 11990.

WETLANDS, STATE:

As applied in 6 NYCRR Part 663, the term “wetlands” refers to all wetlands at least 12.4 acres in size which meet the definition in Article 24-0107(1) of the Freshwater Wetlands Act. Wetlands include areas characterized as bogs, swamps, kettle holes, marshes, wet woods, flooded lands and similar areas. Vegetation is used as the primary determinant of wetland character, although soils and hydrology are also used.