

TOWN OF ROCHESTER PLANNING BOARD  
ULSTER COUNTY, NEW YORK

Application # 15-03 SUP  
Date 4/9/15  
Fee Paid \$ 500.00 ch# 163  
Type: Site Plan      SUP X

**SITE PLAN and SPECIAL USE PERMIT APPLICATION**

- Name of Project: Accord Train Station
- Property Owner: Verna Gillis  
Address: \_\_\_\_\_  
Primary Phone( \_\_\_\_\_ ) Secondary Phone( \_\_\_\_\_ )  
E-Mail Address: \_\_\_\_\_
- Applicant Name (if other than Owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Primary Phone( \_\_\_\_\_ ) Secondary Phone( \_\_\_\_\_ )  
E-Mail Address: \_\_\_\_\_
- Site Location: Name of Public/Private Road project is accessed by 9 Tobacco Road Accord NY 124  
Tax Map Section: 77.009 Block 01 Lot 24.1  
Town of Rochester Zoning District(s): Hamlet  
Acreage of parcel(s) 1.1 acres [Include all acreage of Current parcel(s) involved]  
Is this project proposed to be completed in multiple phases? NO
- This project is (check one): [] Expansion of existing use [ ] Change of Use [ ] New construction
- Will this project require permits or approval from any Federal, State, or County agencies? Yes  
If yes, Name? County planning board approval
- Existing use and facilities (indicate each existing building, approximate size, use, and other facilities, parking lots, etc.) Train Station Building - 2112 Sq feet - Use - Food Service, Retail Store, flea market, art gallery  
Shed - 10x10' - Recycling + Storage  
Driveway - parking
- Describe the current use(s) of all contiguous parcels [ Include ALL types of uses]  
Examples: Vacant land, Residential, Commercial, Farm, Industrial, etc Food Service, flea market, Retail Store, Art Studios with gallery.

9. Describe proposed use and scope of project: Special Use permit for Special events of up to 100 people (Weddings, Gatherings, etc). Create tent site on lawn for occasional events. Use municipal parking as well as on-site parking for special events.
10. Proposed construction – MUST INCLUDE A MAP TO SCALE – (Describe type and size of building and show location on map with setback dimensions on all property lines and other buildings). List any physical restrictions to the project such as waterways, flood plains, wetlands, steep slopes, rock outcroppings etc. [Locations of these must also be notated on the map provided by the applicant]  
Create on-site parking for special events  
create site for tent - up to 30' x 45' tent maximum  
create access for portable Restrooms for special events  
& See Site Map
11. Will the project require water supply and/or involve the disposal of sewage? If Yes, describe and give amounts. Public water supply Required via UV Sanitation System installation  
water testing in process and engineer has been retained for system. → over
12. Is the property located within or contiguous to a NY State Certified Agricultural District? no
13. Does the property contain land located within a 100 year flood plain or Federal or NYS identified wetlands? no
14. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? no If yes, Name? \_\_\_\_\_
15. Is the applicant requesting any waivers in **procedure or submittal requirements** from the Zoning (Chapter 140) regulations? (See 140-47 for details) no  
 If answered yes, then the applicant shall provide these requests to the Planning Board separately in written form and include all reasoning for such requests.

Deponent, being duly sworn, states that he/she is the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that he/she is duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County, and Local Ordinances.

Sworn by me this 3 day of April, 2015

Charles Aronis  
 Witnessed by

Signature of Applicant/ Agent

Lena Gillis

If an agent is representing applicant, a signed letter by applicant authorizing named individual to act as his/her agent must accompany the application.

11. continued: - Portable Restrooms (Self contained) to be:  
Rented for events. Restroom company handles proper  
Sewage disposal

617.20  
Appendix B  
Short Environmental Assessment Form

**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			
Name of Action or Project: <b>Accord Train Station - Special Use Permit</b>			
Project Location (describe, and attach a location map): <b>9 Tobacco Road Accord NY 12404. Ulster County Tax Map ID - 77.9-1-24-11</b>			
Brief Description of Proposed Action: <b>Special Use Application - Create outdoor 30' x 45' tent site for occasional special events. Create limited onsite parking for special events. Create access for portable Restrooms.</b>			
Name of Applicant or Sponsor: <b>Verna Gillis</b>		Telephone: <span style="background-color: black; color: black;">[REDACTED]</span>	
Address: <span style="background-color: black; color: black;">[REDACTED]</span>		E-Mail: <span style="background-color: black; color: black;">[REDACTED]</span>	
City/PO: <span style="background-color: black; color: black;">[REDACTED]</span>		State: <span style="background-color: black; color: black;">[REDACTED]</span>	Zip Code: <span style="background-color: black; color: black;">[REDACTED]</span>
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <b>Ulster Co. County Planning Board - approval of Special Use Permit</b>			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.1 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.1 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> N/A
b. Consistent with the adopted comprehensive plan?	<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?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Is the proposed action located in an archeological sensitive area?	<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?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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: _____	<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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO	<input type="checkbox"/> YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____		Date: _____
Signature: _____		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

# Agricultural Data Statement

**Instructions:** This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: <u>Verona Gillis</u> Address: _____ _____	Name: _____ Address: _____ _____

1. Type of Application:  Special Use Permit;  Site Plan Approval;  Use Variance;  
(circle one or more)  Subdivision Approval

2. Description of proposed project: Special Use Permit for onsite special events -  
Creation of 30' x 45' tent site for occasional events  
Creation of site for portable restrooms

3. Location of project: Address: 9 Tobacco Road Accord NY 12404  
Tax Map Number (TMP) 77.9-1-24-110

4. Is this parcel within an Agricultural District?  NO  YES (Check with your local assessor if you do not know)

5. If YES, Agricultural District Number \_\_\_\_\_

6. Is this parcel actively farmed?  NO  YES

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES
Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES

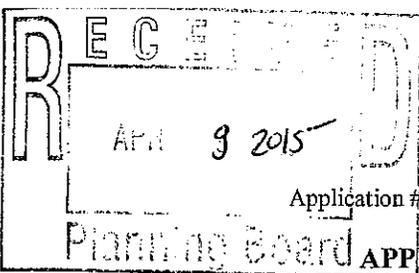
Verona Gillis  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner (if other than applicant)

Reviewed by: \_\_\_\_\_  
Signature of Municipal Official

\_\_\_\_\_  
Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.



TOWN OF ROCHESTER

APR - 7 - 2015

Application # 59

Date

APPLICATION OF ZONING PERMIT AND CLASSIFICATION

1.) Property Owner Verna Gillis
Mailing address
Phone #
Applicant if other than owner
Address
Phone #

2.) Site Location (Road) 9 Tobacco Road Accord
Subdivision Name
Tax Map # Section 77.009 Block 01 Lot 24.1

3.) Acreage of Property 1.1 Zoning District Hamlet

4.) Existing use and facilities (Indicate each existing building, approximate size, use, and other facilities, parking lots, well and septic, etc.)
Train Station Building - 2112 sq feet - existing use: food svc, flea mkt., Retail Store
Shed - 10x10 - garbage storage
Drilled well 1000 gallon above ground septic

5.) This project is: [X] expansion of use change of use new construction

6.) Proposed use (Describe) existing: food service, flea market, studio/gallery, Retail Store.
Additionally - special events with kitchen on site.
Office space upstairs for business management.

7.) List any deed restrictions for proposed use

8.) Proposed Construction - MUST INCLUDE A MAP TO SCALE - (Describe type and size of buildings and show location on map with dimensions to all property lines and other buildings on the property) (SURVEY MAP MAY BE REQUIRED)

9.) List any physical restrictions to this project (floodplain, wetlands, steep slopes, etc.)

Deponent, being duly sworn, states that he is the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that he is duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County and Local Laws.

Sworn by me this 2 day of APRIL 2015 [Signature]
Signature

Witnessed by: Chester Citrono 4/8/15

CODE ENFORCEMENT OFFICER CLASSIFICATION

- 1.) [X] Permitted use subject to obtaining one or more of the following:
a.) Subdivision Approval d.) Building Permit
b.) [X] Special Use Permit Commercial e.) Miscellaneous Permit
c.) Site Plan Approval Events f.) Inspection by C.E.O.
Facility g.) Other:

2.) Proposed use not permitted for the following reasons:

Date: 4/8/2015

Code Enforcement Officer [Signature]
(Signature)