

TOWN OF ROCHESTER PLANNING BOARD  
ULSTER COUNTY, NEW YORK

Application # 16-03 SUP  
Date 4-7-16  
Fee Paid \$ \_\_\_\_\_  
Type: Site Plan \_\_\_\_\_ SUP

**SITE PLAN and SPECIAL USE PERMIT APPLICATION**

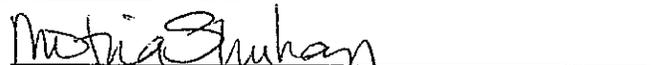
1. Name of Project: Acorn School
2. Property Owner: Joseph and Rosalie Esposito  
Address: \_\_\_\_\_  
Primary Phone( ) \_\_\_\_\_ Secondary Phone( ) \_\_\_\_\_  
E-Mail Address \_\_\_\_\_
3. Applicant Name (if other than Owner): Motria Shuhan  
Address: \_\_\_\_\_  
Primary Phone \_\_\_\_\_ Secondary Phone( ) \_\_\_\_\_  
E-Mail Address \_\_\_\_\_
4. Site Location: Name of Public/Private Road project is accessed by Lucas Turnpike  
Tax Map Section: 77.001 Block 2 Lot 42.3  
Town of Rochester Zoning District(s): R-2  
Acreage of parcel(s) 11.70 acres [Include all acreage of Current parcel(s) involved]  
Is this project proposed to be completed in multiple phases? NO
5. This project is (check one): [ ] Expansion of existing use [  ] Change of Use [ ] New construction
6. Will this project require permits or approval from any Federal, State, or County agencies? NO  
If yes, Name? \_\_\_\_\_
7. Existing use and facilities (indicate each existing building, approximate size, use, and other facilities, parking lots, etc.) Yurt: childcare program  
Parking area:
8. Describe the current use(s) of all contiguous parcels [ Include ALL types of uses]  
Examples: Vacant land, Residential, Commercial, Farm, Industrial, etc Residential,  
and childcare program

9. Describe proposed use and scope of project: Request for Special Use Permit to continue an early childhood/childcare program.
- 
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]
- Please see attached map.
11. Will the project require water supply and/or involve the disposal of sewage? If Yes, describe and give amounts. No
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 28 day of March, 2016

  
 Witnessed by

  
 Signature of Applicant/ Agent

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

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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <i>Acorn School</i>							
Project Location (describe, and attach a location map): <i>2911 Lucas Tpk, Accord, NY 12404</i> [REDACTED]							
Brief Description of Proposed Action: <i>Request for Special Permit Use to operate a PreK - K private school program.</i>							
Name of Applicant or Sponsor: <i>Motria Shuhan</i>		Telephone: [REDACTED]	E-Mail: [REDACTED]				
Address: [REDACTED]							
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input 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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>11.70</i> acres					
b. Total acreage to be physically disturbed?		<i>0</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>11.70</i> 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 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							

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: <u>Motia Shukam</u>	Date: <u>4/7/16</u>	
Signature: <u>Motia Shukam</u>		

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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

Date \_\_\_\_\_

**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>Motria Shuhan</u> Address: _____ _____	Name: <u>Joseph and Rosalie Esposito</u> Address: _____ _____

- Type of Application:  Special Use Permit;  Site Plan Approval;  Use Variance;  
(circle one or more)  Subdivision Approval
- Description of proposed project: Request for Special Use Permit to operate a PreK-K private school program.
- Location of project: Address: 2911 Lucas Tpke, Accord, NY 12404  
Tax Map Number (TMP) 77.1-2-42.310
- Is this parcel within an Agricultural District?  NO  YES (Check with your local assessor if you do not know)
- If YES, Agricultural District Number \_\_\_\_\_
- Is this parcel actively farmed?  NO  YES
- 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

Motria Shuhan  
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

Application # 40

Date \_\_\_\_\_

APPLICATION OF ZONING PERMIT AND CLASSIFICATION

- 1.) Property Owner JOE ESPOSITO  
 Mailing address PO BOX 40  
ACCORD NY 12404  
 Phone # \_\_\_\_\_  
 Applicant if other than owner MOTRIA BANNOU SHUHAN  
 Address 205 Dewitt Rd  
Accord NY 12404  
 Phone # \_\_\_\_\_
- 2.) Site Location (Road) Hill Lucas TRKE  
 Subdivision Name \_\_\_\_\_  
 Tax Map # Section 77.001 Block 2 Lot 42.310
- 3.) Acreage of Property 15.45 Zoning District R-2
- 4.) Existing use and facilities (Indicate each existing building, approximate size, use, and other facilities, parking lots, well and septic, etc.)  
900 sq. ft yurt, used for nursery/daycare.
- 5.) This project is:  expansion of use  change of use  new construction
- 6.) Proposed use (Describe) school - grades N-3  
PRIVATE EDUCATIONAL FACILITY
- 7.) List any deed restrictions for proposed use none
- 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.) none

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 17 day of Feb 2016 Motria Shuhan  
Signature

Witnessed by: Brenda Striano

CODE ENFORCEMENT OFFICER CLASSIFICATION

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

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

Date: 3/11/16  
 Code Enforcement Officer [Signature]  
 (Signature)