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**ZONING AMENDMENT AND SITE PLAN APPLICATION SUBMITTAL:
ACCORD, LLC ADAPTIVE RE-USE OF
THE GRANARY PREMISES**

I.) Rezoning Statement: Upon the annexed Application documents, as set forth below, the Petitioner/Applicant hereby Petitions to the Town of Rochester Town Board for the above referenced redevelopment project and submits the following documentation:

- 1.) Request for Zoning District Designation Petition.
- 2.) Application.
- 3.) Site Plan Application.
- 4.) SEQRA Long EAF, Part 1.
- 5.) SEQRA Addendum.
- 6.) Authorizations.
- 7.) Maps, Addendums and Submittals.
- 8.) Application Fees.

In accordance with Local Law No. 3 of 2018, the following Economic Enterprise Overlay District Statement is offered by the Applicant/Petitioner, Accord, LLC:

Describe proposed use and scope of project:

The plan is to create a sustainable community gathering place in the historic hamlet of Accord. The project is designed to be a place that encourages healthy sustainable community through fostering businesses that give back to the town and its residents. Our goal is to preserve and adaptively reuse a site which was once the hub of commerce for the region, but has lain dormant for 35 years and is in danger of collapsing if restorative action is not taken. We also wish to extend a long strip of the original O&W rail trail which runs within our property to connect with the path running from Accord to Kerhonkson.

The main building will house a restaurant in the Western wing and an outdoor seating area that sits between the historic structure. This floor will also house an area where local makers can sell goods on the weekends. The second floor will be a flex space and co-working area.

The tall barn will house a bike rental shop on the ground floor to serve residents and visitors who want to enjoy the rail trail. The Second and Third floors will be refurbished as a seven room inn. We plan to offer discounted rates for individuals and organizations focused on community healthy and sustainability. We will be restoring the house for use as a B&B. We will also be restoring the old coal barn as an office space for local businesses. We will also be rebuilding the old Anderson house on the property on the original foundation, which was torn down a few years ago after it was left to rot in unoccupied condition for decades. This site will function as a place for wellness offerings, employing local acupuncturists and message therapists.

Our hope is that by adaptively reusing the Granary Premises, we will be able to bring people together to help revitalize the historic district, bringing jobs, community interconnection, and life to an abandoned, but beautiful site.

We look forward to working with the Town of Rochester, involved/interested agencies and members of the public in order to engage in comprehensive review of the Granary Premises Adaptive Re-use Project.

Dated: October 26, 2021

Very truly yours,

ACCORD, LLC



Henry Rich, Member

ACCORD, LLC



Renn Hawkey, Member

TOWN OF ROCHESTER TOWN BOARD
REQUEST FOR ZONING DISTRICT DESIGNATION PETITION

Each answer should be answered fully.
Please elaborate with additional attached submission if further space is necessary.

1. Name of Project: Accord Granary

2. Property Owner: Accord, LLC
Address: 2 Towpath Rd. Accord, NY 12404

Primary Phone () 917 499-6900 Secondary Phone () _____
E-Mail Address Fennwah@mac.com

3. Applicant Name (if other than Owner): _____
Address: _____

Primary Phone () _____ Secondary Phone () _____
E-Mail Address _____

4. Site Location: Name of Public/Private Road project is accessed by 2 Towpath Rd. Accord, NY 12404
Tax Map Section: 77.9 Block 1 Lot 28, 29, 31
Existing Town of Rochester Zoning District(s): Hamlet
Acreage of parcel(s) 5.67 acres [Include all acreage of Current parcel(s) involved]
Is this project proposed to be completed in multiple phases? No

5. Reason for Request for Zoning District Designation?

We believe that because of the number of uses we were projecting in the relatively small cluster of industrial buildings, we will need an exception to modern code restrictions limiting types of business use.

6. This project involves (check all which apply):

Expansion of existing use Change of Use New construction No change of Use

7. Will this project require permits or approval from any Federal, State, or County agencies? _____

If yes, Name? Town of Rochester town Board, EAF site plan approval, Town of Rochester Planning Board, site plan approval

Town of Rochester Zoning Board Approval, Town of Rochester, Ulster County Department of Health, Department Public Works

NYS Historic Preservation Office, NYSEDA, Empire state SHPO, HUD look into if its residential or commercial. federal lead abt

8. Existing use and facilities (indicate each existing building, approximate size, use, and other facilities, parking lots, etc.) Currently the complex is comprised of 3 vacant barns totaling 10,000 square feet and a 2800 square foot vacant house. The rest of the land is vacant and wooded

Town of Rochester Town Board
Zoning District Designation Application
April 2021

9. Describe the current use(s) of all contiguous parcels - [Include ALL types of uses]

Examples: Vacant land, Residential, Commercial, Farm, Industrial, etc

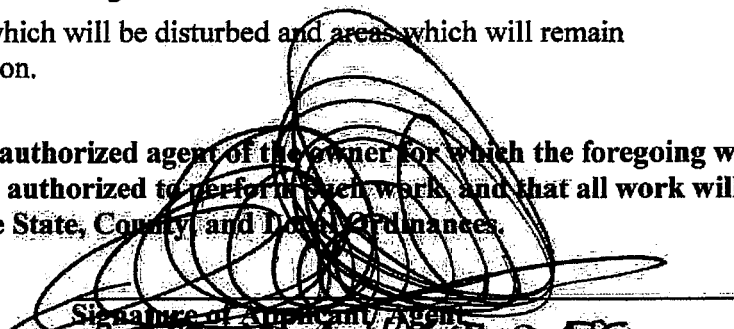
Residential and vacant wooded land.

10. Describe proposed use and scope of project: See attached Document

In addition to this request for Zoning District Designation, provide the following information

- 11. Provide a description of the existing economic and land use opportunities for the property as currently zoned and/or developed.
- 12. Provide an explanation of why and/or how currently permitted uses and/or regulations restrict the highest and best use of the property.
- 13. Provide a description of how the proposed project and land uses are in conformance with the Town of Rochester Comprehensive Plan.
- 14. Provide a description of how the proposed project and land uses are compatible with adjacent existing land uses and those reasonably anticipated in the future.
- 15. Provide a Long Form Part 1 Environmental Assessment Form (EAF) with this application.
- 16. MUST Include a Sketch Plan Approximately to Scale
 - a) The approximate location and dimensions of proposed principal and accessory buildings on the site and their relationship to one another, and to other structures in the vicinity;
 - b) The approximate location and dimensions of vehicular traffic circulation features of the site, including proposed roadways, internal driveways, parking and loading areas and proposed access to the site;
 - c) The proposed source of water supply and method of delivery to the site;
 - d) A general plan for the collection and disposal of sanitary waste from the site;
 - e) A general plan of proposed stormwater management facilities;
 - f) Preliminary identification of areas which will be disturbed and areas which will remain undisturbed by project implementation.

Applicant 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 Town Ordinances.


 Signature of Applicant/Agent
MICHAEL A. NORIO, ESQ.
 Date OCTOBER 27, 2021

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