
Jeffrey D. Coyne



VIA US MAIL AND EMAIL AT mbaden@townofrochester.ny.gov

15th December 2021

Town of Rochester Town Board

Rochester Town Board
50 Scenic Road
PO Box 65
Accord, NY 12404
Attention: Mike Baden

Re: Cliff Road, Accord, New York, S/B/L: 68.2-2-12

Dear Mr. Baden:

I am writing to request that the Town of Rochester establish an open development area pursuant to § 280-a of the New York State Town Law on the above-referenced property. I have previously filled out the application for Open Development and submitted it to you last month.

My purpose for seeking the establishment of an open development area on this property is that the property is located along a private road, and I wish to construct an approximately 2,400 square foot single-family. This home would be the full-time residence for my family and me. One single family home on this property represents significantly less building area than the property's low-density zoning currently allows.

According to Town of Rochester records, prior owners of this property have sought to establish an open development area on this property on two occasions, in 2008 and 2018. Based on the publicly accessible records, in both instances the sole criterion for the Town's decision was the quality of the private road, specifically the ability of the road to accommodate emergency vehicles without causing damage to those vehicles.

While I am not familiar with the quality of the road on those prior occasions I am happy to inform you that the road was recently renovated earlier this year with a new surface of compressed asphalt millings. The road is approximately

20 feet wide and uniformly smooth. There is no road maintenance agreement, and it would not be feasible to secure one in this circumstance. Access to my property is guaranteed by a right-of-way easement provided for in the deed.

I have notified Jeff Frey, the Town Highway Superintendent, of my intention to seek open development status for this property, and am prepared to seek an inspection report from the Accord Fire District Chief if so directed by the Town.

Please let me know if you require any additional information from me prior to reviewing my application. I would be happy to meet with the Town Board to discuss this request, and my plans for the property.

Thank you very much for your consideration.

Sincerely,

Jeffrey D. Coyne

Cc: Chris Hewitt, Councilman: chewitt@townofrochester.ny.gov
Erin Enouen, Councilwoman: eenouen@townofrochester.ny.gov
Adam Paddock, Councilman: apaddock@townofrochester.ny.gov
Bea Haugen-Depuy, Councilwoman: bhaugen@townofrochester.ny.gov