



Yates County Planning Board Referral Form

Referral #
County Use Only 2020-03

Date Received 1-10-2020

Revised 4/2017

Municipality and Referring Agency Village of Rushville, Planning Board

Project Address 53 South main st. Project Tax Map # 4.37-1-26

Zoning District _____

Applicant (Name & MAILING) Kim Morganti, 53 South Main St, Rushville, NY 14544

Email _____

Property Owner (Name & MAILING) _____

Email _____

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) _____

Application Type

Project Description

- Area Variance
- Use Variance
- Special Use Permit
- Site Plan
- Subdivision
- Text Amendment
- Map Amendment
- Other Re-zoning

Demolish existing house and barn,
build new structure with business
on first floor and residence on
second floor.

Supporting Documents Required (IF N/A, include explanation)

- Municipal Application
- Tax Map or Plat
- SEQR
- Site Plan *
- Variance Criteria **
- Subdivision Plat For Subdivision Referrals Only
- Other

Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

Tim Page (E.M.), Referring Official

*If Site Plan Review, Site Plan **MUST** be detailed and meet the municipal requirements.

All Variance referrals (Area/Use) **MUST include detailed justifications associated with reason/s for appeal.



Provision of required information is the responsibility of the referring agency. Failure to provide such information may result in a significant delay in processing.

G.M.L. §239 REFERRAL TO THE YATES COUNTY PLANNING BOARD

YCPD Referral # _____

Date Received _____

Referring Municipality: Village of Rushville

Referring Agency (check one): Municipal Board Planning Board Zoning Board of Appeals

Project Address: 53 South Main St. Tax Map #: 4.32-1-26

Applicant (Name & MAILING Address): Kim Maganti

53 South Main St., Rushville, NY 14544

Email _____

Property Owner (IF different than Applicant): _____

Email _____

Type of Application:

- Use Variance Area Variance Special Use Permit
- Subdivision Review Site Plan Review Zoning Text Amendment
- Zoning Map Amendment (Rezoning) Other RE-ZONING

Project Description: Demolish existing house and barn, build new structure with business on first floor and residence on second floor

Reason for Referral: _____

Detailed Description of Current Zoning & Explanation of Desired Relief: _____

Supporting Documentation Included with This Referral (please check all that apply):

- Municipal Application SEQR Documentation Project Narrative
- Site Plan Location Map Subdivision Pat
- Other _____

Certification: With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, section 239-m, part c. Provision of required information is the responsibility of the applicant and referring agency. Failure to provide such information may result in a significant delay in processing.

Signature: _____

1 Main Street, Rushville, N.Y. 14544

APPLICATION TO THE PLANNING BOARD

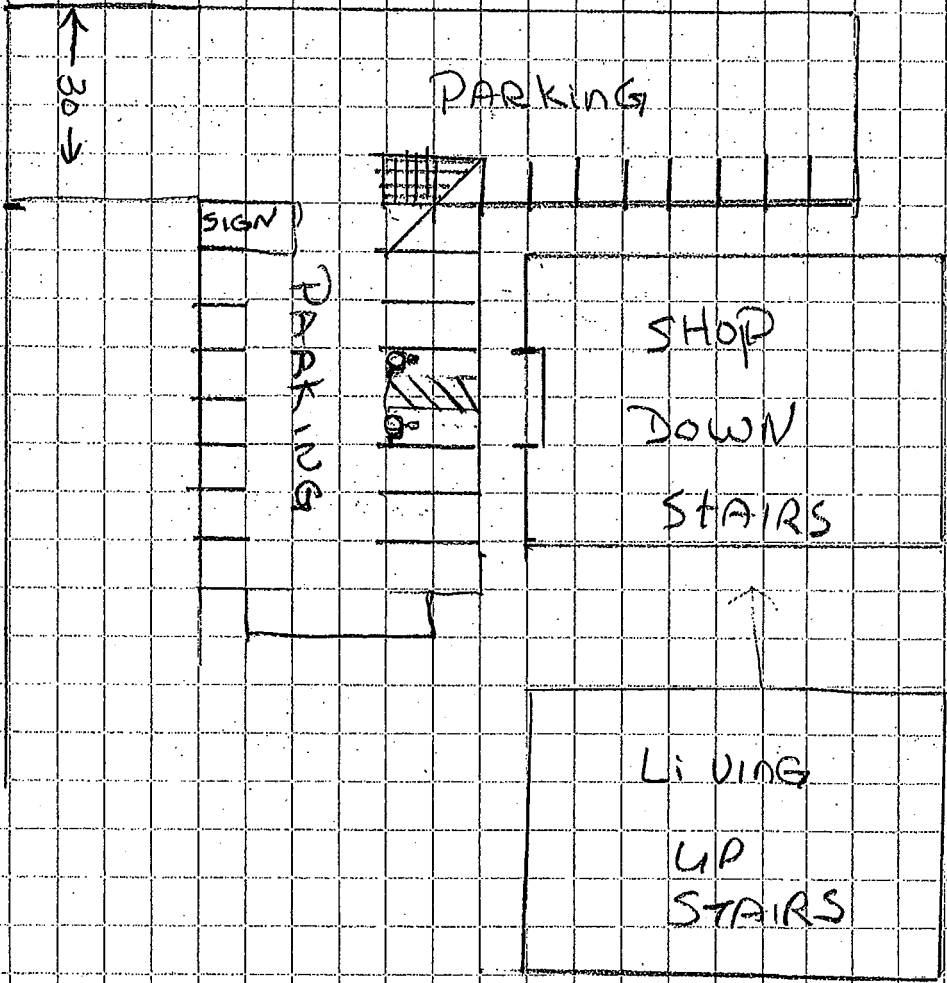
NAME OF APPLICANT: <u>Kim Morganti</u>	
mailing address: <u>53 South main st</u> <u>Rushville ny zip 14544</u>	
telephone: <u>(585) 813-7142</u>	
RELATIONSHIP TO PROPERTY OWNER: <u>Self</u>	
NAME OF PROPERTY OWNER: <u>Kim Morganti</u>	
mailing address: <u>53 South main st</u> <u>Rushville ny zip 14544</u>	
telephone: <u>(585) 813-7142</u>	
ADDRESS OF PROPERTY: <u>53 South main st, Rushville ny 14544</u>	
TAX MAP ID: <u>4.37-1-26</u>	ZONE: _____
<input type="checkbox"/> SUBDIVISION APPROVAL <input type="checkbox"/> SITE PLAN APPROVAL <input type="checkbox"/> OTHER	NUMBER OF PARCELS _____
NATURE OF THE APPLICATION: <u>Applicant seeks to expand Business</u> <u>There are several businesses in residential areas, in</u> <u>Rushville. I want to build a new home over a work</u> <u>shop; wedding hall, to expand my business by 10 fold.</u>	
<u>Kim A Morganti</u> APPLICANT'S SIGNATURE	<u>29 Nov 2019</u> DATE

EACH APPLICATION MUST BE ACCOMPANIED BY A SITE PLAN AND THE APPROPRIATE FEE.

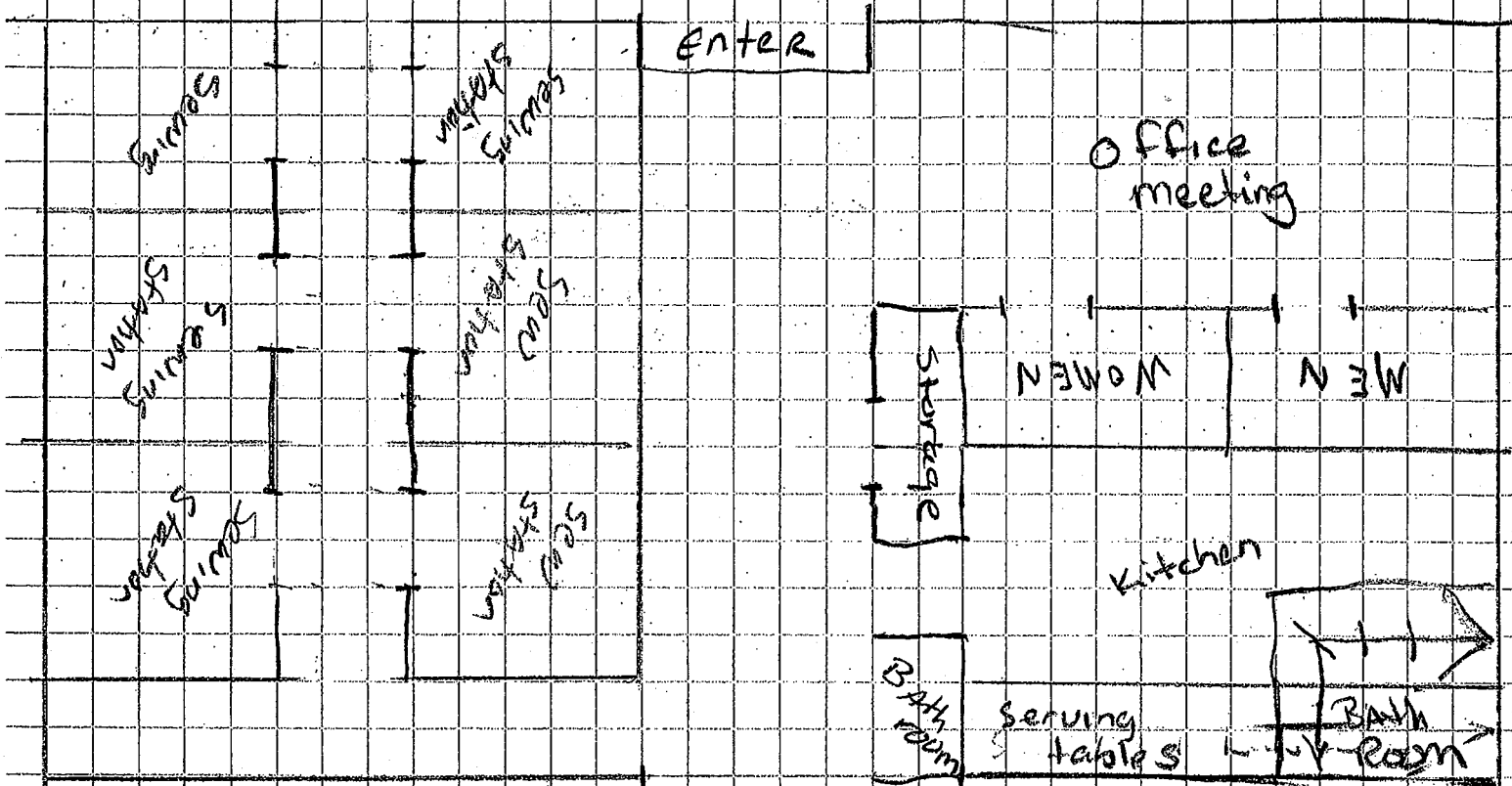
Master layout plan

Lockers Office @ Roshan
Village of Roshan

NY STATE RT 307



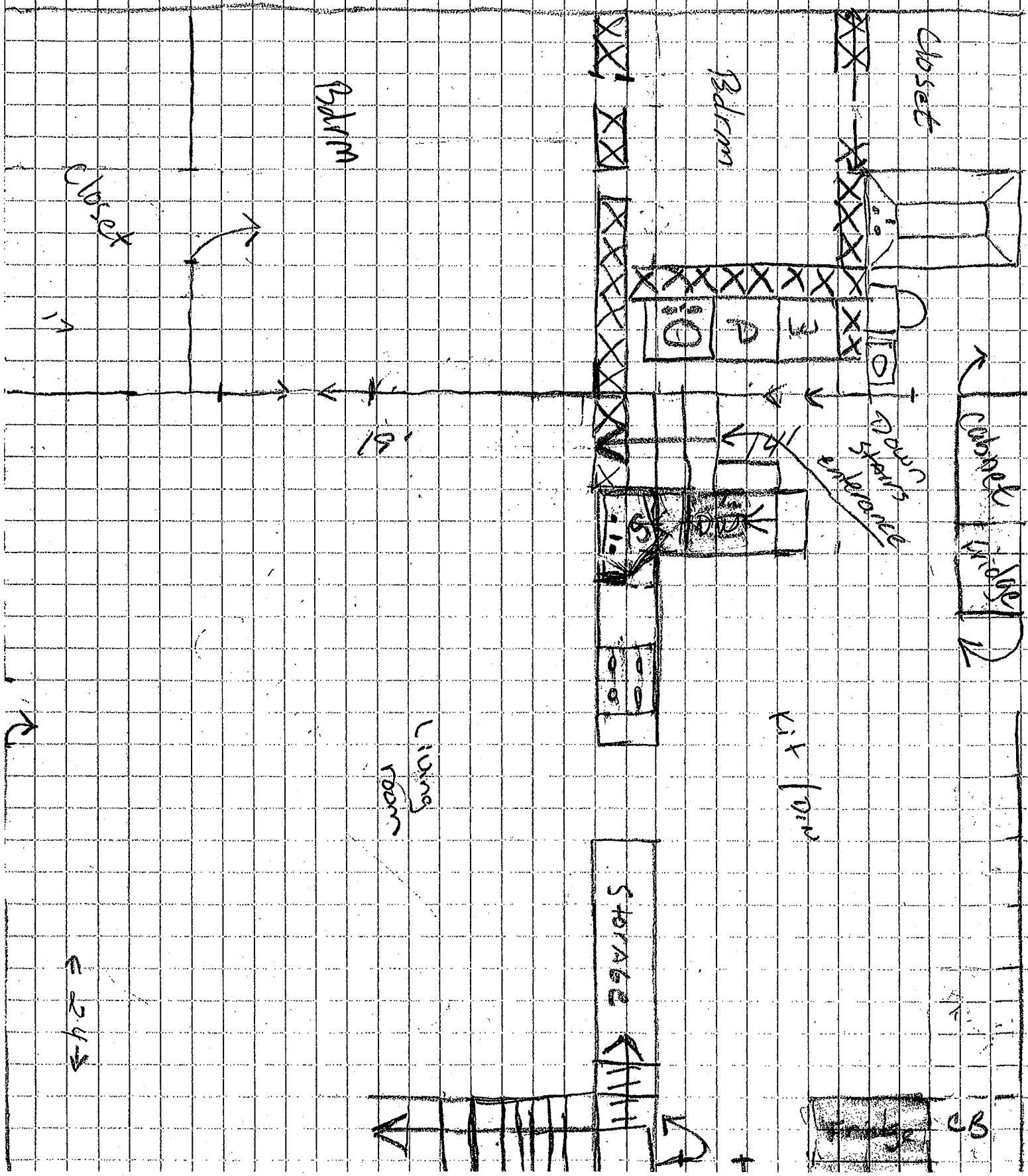
Down stairs Shop Layout



Wedding Hall

Banquet Hall

UPSTAIRS layout



Village of Rushville
Planning Board
1 South Main Street
Rushville NY 14544

Date: January 7, 2020

To: Yates County Planning Board
Village of Rushville, Mayor and Trustees
Tim Pagel, Code Enforcement Officer

From: David Le Clair, Chair, Village Planning Board
Planning Board Members

CC Kim Morganti, Applicant
Joanne Burley, Village Clerk

On January 6, 2020 the Village Planning Board at a public meeting reviewed the application of Kim Morganti at 53 S. Main Street for the purpose / request of re-zoning the property from R1 Residential to C1 Commercial to allow a commercial business at that location.

Pursuant to Article XVII, Section 17.0 (G) Planning Board Duties / Recommendations states: "Prior to making recommendations to the Village Board of Trustees regarding amendments to the Zoning Law, the Planning Board shall send these recommendations to the Ontario/Yates County Planning Board (OCPB) for review. The OCPB shall return their input to the VPB with acceptance with modifications, or denial. The OCPB's input will be taken into consideration for the review process".

Therefore, please be advised that the Village Planning Board does not support this request. It was felt that the village residential districts are unique and historic and that any interruption in that use by spot-zoning would have a negative impact on the surrounding area. This negative recommendation is similar to previous decisions of applicants and cannot be considered arbitrary or capricious.

We hope that you appreciate our goal to preserve these residential districts that are unique and a picturesque reminder of Rushville.

