



Yates County Planning Board Referral Form

Referral # 2017-4
County Use Only

Date Received 12/30/2016

Revised 9/2016

Municipality and Referring Agency Jerusalem Town Board

Project Address _____ Project Tax Map # _____

Zoning District B1 General Business District

Applicant (Name & MAILING) Town of Jerusalem, 3816 Italy Hill Road,
Branchport, NY 14418 Email townclerk@jerusalem-ny.org

Property Owner (Name & MAILING) _____
Email _____

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

Application Type

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

Project Description

Rezone a parcel from R3 to B1

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

SEQR Unlisted Action

*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.

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.
Shirley McMichael, Town Clerk, Referring Official



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

Submit To: Yates County Planning Department, tcutler@yatescounty.org or 417 Liberty St, Suite 109B, Penn Yan, NY 14527

Town of Jerusalem

Local Law No. A of the year 2017

A Local Law to Rezone a Parcel on Ritchey Boulevard to General Business

Be it enacted by the **Town Board**

Town of Jerusalem

as follows:

Section 1. The Zoning Map of the Town of Jerusalem, made a part of the Town of Jerusalem Zoning Ordinance by §160-8 thereof, is hereby amended by changing the zoning district classification of a parcel of land in the Town of Jerusalem presently identified as Tax Map No. 61.24-1-27 located on the southwest side of Ritchey Boulevard from R3 (Residential – Indian Pines District) to B1 (General Business District). This parcel of land presently identified as Tax Map No. 61.24-1-27 is described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Jerusalem, County of Yates and State of New York, bounded and described as follows:

Beginning at a point in the intersection of the southeasterly boundary of N.Y.S. Route 54A and the southwesterly boundary of Ritchey Boulevard, thence the following four (4) courses and distances along the southwesterly boundary of said Ritchey Boulevard:

- (1) S 40°23'50" E, a distance of 140.16' to a point,
- (2) S 51°01'53" E, a distance of 96.47' to a point,
- (3) N 49°13'40" E, a distance of 1.58' to a point,
- (4) S 40°46'07" E, a distance of 89.09' to a ½" rebar set,

Thence S 49°34'27" W, through lands now or formerly owned by Trombley (L. 378 P. 188), a distance of 182.25' to a ½" rebar set;

Thence N 52°58'58" W, along the northerly boundary of lands now or formerly owned by Rhoades (L. 382 P. 391), a distance of 36.04' to a point;

Thence N 40°15'03" W, along the northerly boundary of lands now or formerly owned by French (L. 606 P. 76) & Haydon (L. 526 P. 134), a distance of 150.00' to an existing iron rod;

Thence N 51°50'07" E, along the easterly boundary of lands now or formerly owned by Weichenthal (L. 228 P. 534), a distance of 24.83' to an existing iron rod;

Thence N 40°42'20" W, along the northerly boundary of said Weichenthal, a distance of 139.94' to a point in the southeasterly boundary of N.Y.S. Route 54A;

Thence N 49°36'10" E, along the southeasterly boundary of said N.Y.S. Route 54A, a distance of 145.70' to the Point of Beginning, containing 1.242 acres.

Section 2. Paragraph D. (Residential-Indian Pines (R3) Boundaries) of Section 160-7 of the Town of Jerusalem Zoning Ordinance is hereby amended by adding to the end of the existing Paragraph D. the following:

Excepted from this district by Local Law ___ of 2017 is Tax Map No. 61.24-1-27 located on the southwest side of Ritchey Boulevard and described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Jerusalem, County of Yates and State of New York, bounded and described as follows:

Beginning at a point in the intersection of the southeasterly boundary of N.Y.S. Route 54A and the southwesterly boundary of Ritchey Boulevard, thence the following four (4) courses and distances along the southwesterly boundary of said Ritchey Boulevard:

- (1) S 40°23'50" E, a distance of 140.16' to a point,
- (2) S 51°01'53" E, a distance of 96.47' to a point,
- (3) N 49°13'40" E, a distance of 1.58' to a point,
- (4) S 40°46'07" E, a distance of 89.09' to a ½" rebar set,

Thence S 49°34'27" W, through lands now or formerly owned by Trombley (L. 378 P. 188), a distance of 182.25' to a ½" rebar set;

Thence N 52°58'58" W, along the northerly boundary of lands now or formerly owned by Rhoades (L. 382 P. 391), a distance of 36.04' to a point;

Thence N 40°15'03" W, along the northerly boundary of lands now or formerly owned by French (L. 606 P. 76) & Haydon (L. 526 P. 134), a distance of 150.00' to an existing iron rod;

Thence N 51°50'07" E, along the easterly boundary of lands now or formerly owned by Weichenthal (L. 228 P. 534), a distance of 24.83' to an existing iron rod;

Thence N 40°42'20" W, along the northerly boundary of said Weichenthal, a distance of 139.94' to a point in the southeasterly boundary of N.Y.S. Route 54A;

Thence N 49°36'10" E, along the southeasterly boundary of said N.Y.S. Route 54A, a distance of 145.70' to the Point of Beginning, containing 1.242 acres.

Section 3. Paragraph E. (General Business (B1) Boundaries) of Section 160-7 of the Town of Jerusalem Zoning Ordinance is hereby amended by adding to the end of the existing Paragraph E. the following:

Added to this district by Local Law ___ of 2017 is Tax Map No. 61.24-1-27 located on

the southwest side of Ritchey Boulevard and described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Jerusalem, County of Yates and State of New York, bounded and described as follows:

Beginning at a point in the intersection of the southeasterly boundary of N.Y.S. Route 54A and the southwesterly boundary of Ritchey Boulevard, thence the following four (4) courses and distances along the southwesterly boundary of said Ritchey Boulevard:

- (1) S 40°23'50" E, a distance of 140.16' to a point,
- (2) S 51°01'53" E, a distance of 96.47' to a point,
- (3) N 49°13'40" E, a distance of 1.58' to a point,
- (4) S 40°46'07" E, a distance of 89.09' to a ½" rebar set,

Thence S 49°34'27" W, through lands now or formerly owned by Trombley (L. 378 P. 188), a distance of 182.25' to a ½" rebar set;

Thence N 52°58'58" W, along the northerly boundary of lands now or formerly owned by Rhoades (L. 382 P. 391), a distance of 36.04' to a point;

Thence N 40°15'03" W, along the northerly boundary of lands now or formerly owned by French (L. 606 P. 76) & Haydon (L. 526 P. 134), a distance of 150.00' to an existing iron rod;

Thence N 51°50'07" E, along the easterly boundary of lands now or formerly owned by Weichenthal (L. 228 P. 534), a distance of 24.83' to an existing iron rod;

Thence N 40°42'20" W, along the northerly boundary of said Weichenthal, a distance of 139.94' to a point in the southeasterly boundary of N.Y.S. Route 54A;

Thence N 49°36'10" E, along the southeasterly boundary of said N.Y.S. Route 54A, a distance of 145.70' to the Point of Beginning, containing 1.242 acres.

Section 4. Severability

If any clause, sentence, paragraph, section or part of this local law or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part of this local law or in its application to the person, individual, firm or corporation or circumstance directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.