

# THE RUSHVILLE VILLAGE AND TOWN OF POTTER PUBLIC HEARING FOR LAND ANNEXATION MEETING July 17, 2025

DATE: 7/17/25

TIME: 7:00pm

PLACE: The Rushville Fire House

**PRESENT:** Village of Rushville - Mayor Art Rilands, Trustee Doug Rigby, Trustee Cheryl Hilton-Vadner, Trustee Chandra Gilman, Clerk Jeannie Kesel, Jeff Graff, Village Attorney, Town of Potter – Supervisor Larry Lewis, Trustee Chris Mumby, Trustee Ed Gilman, Zoning Clerk Angela Lafler, Ed Brockman, Town Attorney

Approximately 15 people attended the meeting (sign in sheet available at the Village Office)

The Mayor called the Public Hearing to order at 7:00 pm

**RE: Salute to the Flag:**

The Mayor asked everyone to rise and join in the Pledge to the Flag.

**RE: Land Annexation:**

The Mayor, Art Rilands presided over the meeting and asked the board members and attorneys to introduce themselves. He went over the format of how the meeting would be run. Art said the meeting was to discuss the annexation of land of approximately 8-0 acres that is in the Town of Potter to the Village of Rushville.

Robert Marks, Attorney from Woods, Oviatt and Gilman, who represents Keuka Housing spoke on the purpose of the annexation. He handed out a map of the property which shows the boundary lines for the Village and the Town. Robert said that approval was needed from both boards and they would have 90 days to make a decision. If both boards agree, then a local law would be needed to combine the parcels. Keuka Housing currently does not have a formal plan to develop this parcel. Keuka Housing feels it would be best to develop the land in the Village as follows:

- 1) This annexation is extending a development Keuka Housing already has in the Village
- 2) Village residents will be the ones who will want a say in how the land is developed
- 3) Village originally approved the original development – Rubin Drive.

Robert does not feel there would be any disruption to the school or the fire district.

Ed Brockman, attorney for the Town of Potter – If the property is not annexed, the town would have to create a separate water and sewer district which would be costly to Keuka Housing. The benefactors of the new district would incur all costs.

If the land is annexed, the legal burden lies with the Village of Rushville. The Village will have to do a local law for the annexation and a local law for zoning.

Bill Button from Gilbert Street wanted to know how the Town of Potter benefits from the annexation. Robert said that the Town of Potter would not have to take over the road and the water and sewer

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Sue Button from Gilbert Street asked what part of the map is Village of Rushville property. Mayor, Art Rilands said years ago 200 feet from the road frontage was annexed to the Village. The remaining property (8-9 acres) behind these houses is the property being discussed.

Jamie Landcastle from Gilbert Street asked Robert Marks if the land is not annexed would Keuka Housing develop this property. Peter Vazquez from Keuka Housing said yes, but would have to reconsider the project. Jamie also asked if there was zoning for a development in the Town of Potter. Supervisor, Larry Lewis said yes, but the zoning law are different for the Town of Potter. Larry said the town first had to complete and submit the SEQR before both boards can vote on the annexation. The SEQR response from the county can take up to 30 days.

There being no more questions, a motion to adjourn the meeting was made Town of Potter Supervisor Larry Lewis and seconded by Trustee Chris Mumby. A motion to adjourn the meeting was made by Village of Rushville Trustee Cheryl Hilton-Vadner and seconded by Trustee Chandra Gilman. The motion was unanimously carried. The meeting was adjourned at 7:28 pm.

Respectfully submitted,

Jeannie Kesel, Clerk/Treasurer  
Village of Rushville