

Rochelle Moore  
2671 Main St. PO Box 7  
York NY 14592

July 23, 2025

TO:  
Zoning Board of Appeals  
Town of York  
2668 Main St.  
PO BOX 187  
York, NY 14592

ATTN: Mr. Dustin Geiger ([dgeiger@yorkny.org](mailto:dgeiger@yorkny.org))

CC:  
Charity Donnan ([cdonnan@yorkny.org](mailto:cdonnan@yorkny.org))  
Scott Hulburt ([shulburt@yorkny.org](mailto:shulburt@yorkny.org))  
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**Re: Application for Area and Use Variances – 2671 Main St., York, NY 14592**

Dear Mr. Geiger and Members of the Zoning Board of Appeals,

I am writing to formally apply for both an Area Variance and a Use Variance for the separate building located at 2671 Main Street, York, NY 14592, which I currently own. I am requesting approval to convert this building from its current permitted use as a bicycle shop to a two-bedroom residential apartment.

The building is a standalone structure that has historically operated under a special use variance, including past uses such as a gym and, more recently, a bicycle shop. Both businesses were operated by individuals residing on the property. When the gym operator relocated, the gym use ceased entirely. Similarly, the bicycle shop has not resumed operations at a new location, suggesting that the business may no longer be active or viable. These prior uses were closely tied to the individuals occupying the property, rather than to the property itself, and their departure has left the building without a sustainable use.

The commercial use is no longer sustainable, and the property is now vacant. The current zoning designation restricts alternative uses, making productive reuse under existing regulations challenging.

Importantly, the structure shares a driveway with an adjacent multifamily residential property that I also own and manage, creating a cohesive residential setting. The proposed conversion to a two-bedroom apartment represents a natural extension of this use and would involve no changes to the building's exterior, no modifications to load-bearing walls, and only interior cosmetic improvements. All work will be completed in full compliance with building codes and safety standards, with minimal disruption to neighbors or the character of the neighborhood.

This project also addresses a critical housing need in our community. York, like many rural towns in New York, is experiencing a shortage of rental and ownership housing. According to the U.S. Census Bureau, Livingston County reported a rental vacancy rate of only 4.8% in 2020, and the New York State Association of Realtors noted a 34% drop in housing inventory in rural counties over the past five years.

The proposed apartment would contribute to alleviating this shortage and provide a modest, desirable residential unit within existing infrastructure.

Given the building's location, historic use, low-impact design, and the current housing shortage, I believe this conversion is a natural and positive evolution of the space. It honors the property's history while enhancing its long-term viability in a way that supports neighborhood cohesion and town priorities.

Sincerely,

A handwritten signature in dark ink, reading "Rochelle A. Moore". The signature is written in a cursive, flowing style.

Rochelle A. Moore