

Town of Jerusalem
Planning Board Meeting

March 7th, 2024

The Town of Jerusalem Planning Board meeting was called to order at 7:00 pm with the Pledge to the Flag.

Roll Call:

Sam Priem

John Kriese

David English

David Willson

Melissa Gerhardt

Robin Johson

Absent: Mike Hiller

Others present: Jim Bird, Sarah Purdy, Bill Grove, Lori Crawford, Doug Crawford, Leslie Carlson, Craig Carlson, Bob Woodhouse, Steve Schmidt, Paul Ellickson, Charles Potter, Ray Colonna and Kris Colonna, John Linehan via speaker cell phone.

Approval of January 4th 2024 meeting minutes: Motion to approve made by John Kriese and seconded by David English, all in favor, motion carried.

Modifications to the Agenda: None

Public Presentations to the Planning Board:

- (1) Application 02-2024 Steep Slope Site Plan Review, Carlson residence. 5178 West Bluff Drive.

Bill Grove – discussed application and plan with board members. Modest new cottage that is more user friendly, will be updating septic system and reviewed lot coverage.

Bill Grove – shared that they are going to Zoning Board next week. They have adjusted roof overhang, deck and steps. Yates County Soil and Water shared a concern in regards to seepage pit, which has been updated and changed. He stated it is a very small cottage and not tricky from a steep slope perspective.

SEQR Part I reviewed by Sam Priem and planning board members

SEQR Part II reviewed line by line by Sam Priem

Motion for a Negative Declaration: made by John Kriese and seconded by Melissa Gerhardt, all in favor, motion carried.

Approval for Site Plan: motion made by Melissa Gerhardt and seconded by Robin Johnson, all in favor, motion carried.

David English questioned if there needed to be conditions added with reference to having to go to the Zoning Board for variances.

Sam Priem explained what the Planning Board was approving and we have no say in variances.

Bill Grove shared if the Zoning Board requires any changes to the variances they will only be minor and won't impact anything that the Planning Board is approving.

(2) Application 03-2024 Steep Slope Site Plan review, Potter residence. 3213 West Bluff Drive

Bill Grove shared the plans with Planning Board members.

Chuck Potter – parking area will be stone and moved to back side of property, with new retaining wall and steps and relocate the septic system.

Melissa Gerhardt inquired about drainage and run off.

Bill Grove shared that there is drainage behind the wall and a gully on the south side of the property. Zoning Board granted variance for the wall. Yates County Soil and Water also asked about wall drainage and that has been taken care of and they will have gutters added. The Septic tank will be a bigger tank than is currently in place and the leach field was approved by Yates County Soil and Water.

SEQR Part I reviewed by members

SEQR Part II reviewed line by line by Sam Priem

Motion for a Negative Declaration: made by Melissa Gerhardt and seconded by David English, all in favor, motion carried.

Approval for Site Plan: motion made by John Kriese and seconded by David Willson, all in favor, motion carried.

(3) Application 04-2024 Steep Slope Site Plan Review, Crawford residence. 3296 West Bluff Drive

Bill Grove shared plans with members. They will be replacing the existing cottage with a new residence. They are going to the Zoning Board next week for variances. Boat house will remain. There will be a new septic system on the upper side of the road. Shed will be removed. A walkway at road level will be added. Trees will remain on both the north and south ends of the property, but the ones in the middle of the lot will be removed.

Bill Grove shared Yates County Soil and Water question regarding retaining wall. A timber retaining wall will be added by the boat house. Will also add a concrete wash out area. Will keep as many trees as possible and will discuss this at the pre-construction meeting.

SEQR Part I reviewed by members

SEQR Part II reviewed line by line by Sam Priem

Motion for Negative Declaration: made by David English and seconded by John Kriese, all in favor, motion carried.

Approval for Site Plan: motion made by Melissa Gerhardt and seconded by John Kriese, all in favor, motion carried.

(4) Application 05-2024, Steep Slope Site Plan Review, Linehan residence. 4870 East Bluff Drive

Bill Grove shared plan with board. Current existing house on property. Ray and Kris Colonna are allowing their daughter to build behind them.

Kris Colonna shared subdivision was previously approved.

Bill Grove discussed emergency parking area, will have longer retaining wall in the back. Bank will be shaved down and will be grass.

Kris Colonna stated that maintenance will be shared by both parties and will be included in the deed.

John Linehan joined meeting via cell phone (speaker phone) agreed that maintenance will be shared by both parties.

Bill Grove discussed silt fencing and clearing limits within property lines. They will be going to the Zoning Board next week for variances that include: wall variance, set back and height of upper house.

SEQR Part I reviewed

SEQR Part II reviewed line by line by Sam Priem

Motion for Negative Declaration: made by David English and seconded by David Willson, all in favor, motion carried with conditions of joint maintenance agreement on retaining wall and turn around/driveway.

Approval for Site Plan: motion made by Melissa Gerhardt and seconded by John Kriese, all in favor, motion carried.

(5) Application 06-2024, Steep Slope Site Plan Review, Ellickson residence. 3518 West Bluff Drive

Bill Grove shared plan with board members. They plan to build a house where the shed and RV currently sit. The house meets all set back requirements. Will need a variance with the Zoning Board for a storage building and will be going to the Zoning Board in April for this variance. He

shared that significant grading has been done over the last 5 years to this property, including installing a gravel driveway which will be used to access the new house. A riprap lined ditch will be the discharge point for footer and roof drainage. The house does not require any variances. Water will be directed into a swail and sloped to the north.

SEQR Part I reviewed by members

SEQR Part II reviewed line by line by Sam Priem

Motion for a Negative Declaration: made by David Willson and seconded by John Kriese, all in favor, motion carried.

Approval of Site Plan: motion made by Melissa Gerhardt and seconded by Sam Priem, all in favor, motion carried.

(6) Application 07-2024, Steep Slope Site Plan Review, Woodhouse residence. 7134 West Bluff Drive

Bill Grove shared plan with board members. Will tear down existing cottage and put up a new one in the existing spot. The stone wall at the bottom has been updated and strengthened. Discussed erosion control design, stating it is flexible and will cover the bank and stabilize it. It is a "Flex product" (Green). Bill shared how it works.

SEQR Part I reviewed by members

SEQR Part II reviewed line by line by Sam Priem

Motion for a Negative Declaration: made by John Kriese and seconded by Sam Priem, all in favor, motion carried.


Approval of Site Plan: motion made by David English and seconded by Melissa Gerhardt, all in favor, motion carried.

New Business: none

Sarah Purdy shared that she will be appointed as Jerusalem representative at the next Legislative meeting.

Motion to Adjourn: made by John Kriese @ 9:10 pm

Respectfully submitted,



Robin Johnson

Planning Board Secretary