

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

December 7, 2006

The regular monthly meeting of the own of Jerusalem Planning Board was called to order by Chairman Bob Evans on Thursday, December 7, 2006 at 7:04 PM.

Roll Call:	Bob Evans	Present
	Mary Coriale	Present
	Annette Toaspern	Present
	Ed Pinneo	Absent
	Deb Koop	Excused
	Bill Pringle	Present
	Neil Simmons	Present

Others present: Town Board Councilwoman/Liason Loretta Hopkins.

A motion was made by M. Coriale and seconded by B. Pringle to approve the November 2nd, 2006 Planning Board Minutes. The motion was carried unanimously (5-ayes, 0 nays).

COMMUNICATIONS

Copies of the handouts given at the Genesee/Finger Lakes Regional Planning Council Fall 2006 Local Government Workshop on November 17, 2006 in Mt. Morris, NY have been made for each planning board member.

OLD BUSINESS

Mary Coriale discussed draft proposals to be added to the “Guidelines for variance and site plan review”.

Guidelines for Special Permitted Use/Use Variance and/or Site Plan Review Applications – Submitted to the Town of Jerusalem Planning Board

- a. All documents required, must be submitted to the TOJZBA clerk 10 days prior to the next scheduled planning board meeting for the request to be placed on the planning board agenda. *(See Note Below)
- b. Only projects on each planning board agenda will be reviewed.
- c. A scaled plan for the project must accompany each request.
- d. The property must be staked at least 7 days prior to the next scheduled planning board meeting for planning board member review.

- e. The petitioner or a representative there-of must be present at the planning board meeting at which the request is formally reviewed.
- f. This form will accompany all required paperwork signed by the applicant that the above has been done.

*Note – any referral to County Planning Board will require a 30 day lead time.

Any project reviews on the agenda will be tabled until the next scheduled meeting or later (depending on the petitioner's availability to attend said meeting) if "c", "d", or "e" above are not satisfied.

Applicant's Signature

Date

A. Toaspern made a motion to add to the site plan review and written into the operating guidelines of the Planning Board. M. Coriale seconded the motion. All were in favor (5 ayes, 0 nays).

N. Simmons made a motion to take these guidelines and add them to the application with signature of the applicant required. A copy of this document is to be included in the packet presented to the Planning Board. B. Pringle seconded the motion. All were in favor (5 ayes, 0 nays).

The Board further reviewed the Bed & Breakfast definition. The new version was forwarded to the Town Board.

N. Simmons made a motion to drop the slash between owner/occupant and change four to five room to more reflect the State Enforcement Code. The second was made by A. Toaspern. The motion was carried unanimously. (5 – ayes, 0 nays).

M. Coriale stated that a group of Town Residents gave thoughtful consideration to recommendations made by the Adult Entertainment subcommittee on the Adult Entertainment Regulations and submitted their response to the Town Board. N. Simmons stated that he feels the responsibility now rests with the Town Board. We have given it our best effort and are to a point beyond our legal expertise. M. Coriale made the following motion: The Planning Board recognizes that the regulation of Adult Entertainment is beyond our legal expertise. We recommend that the Town Board forward to David Saracino, a lawyer recommended by Larry Wientrout, a lawyer for the Department of State, the following documents for a legal opinion and further refinement: List the 10/18/06 Resolution # _____ ; Philip L Bailey's letter dated 11/27/06; Jason S.

DiPonzio's letter to Philip L. Bailey dated 11/16/06; the comments received by the Town of Jerusalem from the Town of Jerusalem Residents for effective Adult Entertainment Regulation; the Ag Res Business #1 draft regulations and all associated maps identifying setbacks. A. Toaspern seconded the motion. All were in favor (5 ayes, 0 nays).

NEW BUSINESS

None.

OTHER BUSINESS

There was a discussion of Alternates to the Planning Board. B. Evans looked into the attendance and all things considered – overall there has been good attendance. B. Evans feels that it would be wasting the time of the alternates. N. Simmons feels if we start getting alternates involved into subcommittees – you have someone to go with in a time of need without being totally under pressure.

Committee Report – Wind Farms

N. Simmons gave a report – this committee met two days after the field trip - recap meeting to talk about the next step. The committee agreed to have a public information meeting following the same format as Benton. No professionals will be invited to speak. We do not want to give the impression that a decision has already been made. We would put together a slide & pony show, showing slides and stories of our trip. We will ask the community what they would like to do. If the answer is to go forward, then professionals would be invited.

Committee Report – Slopes

B. Evans reported that E. Pinneo has met with his committee and will be meeting again.

B. Evans made a motion to adjourn the meeting at 9 PM. N. Simmons seconded the motion. Motion carried. (5 – ayes, 0 – nays).

Respectfully submitted,

Diane Caves