

TOWN OF JERUSALEM
ZONING BOARD OF APPEALS

June 8, 2006

The regular monthly meeting of the Town of Jerusalem Zoning Board of Appeals was called to order by Chairman Jim Jameson on Thursday, June 8th, at 7 pm.

Roll Call:	Jim Jameson	Present
	Robert Worden	Present
	Glen Herbert	Present
	Bob Fox	Present
	Ron Rubin	Present

Others present included: Lisa Saether, Robert Marchenese, James Creveling/Zoning Bd. Alternate, Jim Bird/Zoning Bd. Alternate, Mike Folts/Town Bd., and interested citizens.

A motion was made by J.Jameson and seconded by R.Rubin to approve the May minutes as written. The motion was carried unanimously.

COMMUNICATIONS

Board members received copies of information on Zoning and Planning Summer School.

NEW BUSINESS

Application #865 for Lisa Saether owning property at 4009 Vine Rd., requesting a Special Use application to operate artist/studio, retail outlet for clothing.

Ms. Saether was present to answer questions for board members.

The Planning Board reviewed this Special Use application with an approved motion to send it on to the Zoning Board. The Seqr review was done with the Planning Board making a determination that this would be declared a negative declaration. An approved motion to give Final site plan approval as per the submitted site plan was given subject to the Zoning Board's approval of the Special Use Permit.

Chairman J.Jameson asked the applicant the extent to which she planned to be open. She stated that she goes to a lot of craft shows and uses them as an outlet for her sale items. It was noted that she mainly plans on being open on weekends and on some holidays.

It was noted that the approved site plan does show enough parking with more area that could be used for parking if it were to be needed.

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Chairman J.Jameson asked about the sign for advertising and Ms. Saether stated that the one she would be putting out when the place is open is retractable and would be taken up when the outlet is closed.

A motion was made by J.Jameson and seconded by Bob Worden to approve the Special Use Permit based on the negative seqr declaration of the Planning Board and their approval of the submitted site application. Additionally that the applicant would check with the building inspector for signage issues.

The motion was carried: G.Herbert-grant, B.Fox-grant, R.Rubin-grant, R.Worden-grant, J.Jameson-grant.

Application #867 for Robert Marchenese owning property at 2722 Coates Rd. requesting an Area Variance to build a pole barn on his property with less than the required 40 ft. sideyard setback.

R.Worden asked if there were any ability to move the pole barn back any farther, at least to 15 ft. Mr. Marchenese stated that he could work with that setback. He stated that the land area behind his house is long and narrow and he wanted to keep it as close to the side as possible so as not to fill up his whole back yard with the building. This would help to keep costs down as the land elevates almost three feet to the area that would meet the required 40 ft.setback.

The area variance checklist was reviewed with the majority answer of yes to questions 2,3, and 5 and the majority answer of no to questions 1 & 4.

Chairman J.Jameson stated that this would be a Seqr Type II action.

A motion was made by R.Worden seconded by B.Fox to approve this area variance application with a modification; that the building be built no closer than 15 ft. to the north side yard property line.

The motion was carried: G.Herbert-grant, R.Rubin-grant, J.Jameson-grant, R.Worden-grant, B.Fox-grant.

In granting this area variance the board finds that the strict application of this chapter would deprive the applicant of reasonable use of the land and is the minimum variance that will accomplish this purpose. This variance will not be injurious to the neighborhood nor alter the essential character of this locality.

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OTHER BUSINESS

Board members were reminded that the Public Hearing on the Town's comprehensive plan would be on Tuesday, June 13th at the Branchport Firehouse at 7 pm.

The Public Hearing on the Keuka Lake Uniform Docking and Mooring Law would be held on Wednesday, June 21st at 7 pm at the Jerusalem Town Offices.

There being no further new business, a motion was made by J.Jameson and seconded by R.Rubin to adjourn the meeting. The motion was carried unanimously, and the meeting was adjourned at 7:25 pm.

Respectfully submitted,

Elaine Nesbit