

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES

April 5, 2007

The regular monthly meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans on Thursday, April 5, 2007 at 7:00 PM.

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

Others present: Town Board Councilwoman/Liaison Loretta Hopkins, Councilman Ray Stewart, William Bader, Dan and Bonnie Collins.

March minutes were discussed and tabled.

PUBLIC BUSINESS

Application #2007-1 for a subdivision of property located at 417 West Bluff Drive, tax map no 102.02-1-3.1, zone district R1 was reviewed and discussed.

The SEQR application was reviewed by the Planning Board. It will be noted that erosion could be a problem if the environmental characteristics are changed (Ex: clearing of the land). A recommendation from the Planning Board in this instance would be to place a silt fence in the area of excavation or clearing. A motion was made by N. Simmons and seconded by E. Pinneo to declare a negative finding in any adverse or environmental impact. (6-ayes, 0-nays). Motion carried.

A motion was made by E. Pinneo and seconded by N. Simmons to approve the subdivision (6-ayes, 0-nays). Motion carried.

OLD BUSINESS

A motion was made by M. Coriale and seconded by A. Toaspern to support the version of Bed and Breakfast definition reviewed by Atty Bailey on 3/27/07 which reads as follows: BED AND BREAKFAST – A single-family dwelling which is occupied by the owner and meets the following criteria:

1. At least three but not more than five sleeping rooms are offered by the owner for pay as overnight lodging facilities for not more than ten (10) transient guests.
2. Breakfast is the only meal provided.

3. The dwelling conforms to the New York State Uniform Fire Prevention and Building Code.

B. Evans reported on Adult Entertainment. Regulation passed by the Town that the Citizens of Jerusalem are continuing to resist the Guyanoga Valley area and some of the language that was in the proposed regulations. The subcommittee met with board members R. Stewart and L. Hopkins. Planned on meeting with the YMCA, but because of some new findings, the AE subcommittee will be meeting separately to review the latest information and will go forth from there.

The Planning Board discussed the proposed Private Road Construction Standards and Requirements dated 1/5/07. Several opinions of the board are that the specs are overkill. N. Simmons feels that it needs to be more between the individual and their insurance agent. We are working so hard to protect people against themselves. E. Pinneo says the main concern is access. We have to give the homeowner a little responsibility – we can't bear all the responsibility. There has to be some buyers beware. B. Evans suggested that P. Bailey look into a disclaimer. It was suggested that we should strongly urge people to contact Yates County Soil and Water and use their services prior to any excavation. The subject of Roads was tabled until they get further guidance from the Town Board.

#### NEW BUSINESS

Board member L. Hopkins gave a report on the Advisory Group. The purpose of this group is to track problems within the town that keep revolving, prioritize and make sure that the problems are addressed properly.

#### OTHER BUSINESS

##### Committee Report – Steep Slopes

E. Pinneo reported that his committee met on 3/6/07 and only 2 members showed up. E. Pinneo is working with R. Ayers from Yates County Soil and Water on making a list of problem sites on different slopes and to discuss remedies to these problems. M. Coriale passed info from D. Koop that she had met with C. Wilson, Yates County Planner. They discussed open space versus scenic vistas. C. Wilson agreed that a segment on open space, preservation should be included in whatever is written up.

##### Committee Report – Wind Farms

N. Simmons reported that they had a subcommittee meeting on the 15<sup>th</sup> to prepare for the public presentation on Windmills that was held on 4/2/07 on the Keuka College Campus. We had two presenters, one being from Empire Energy and we had another speaker present from Ag and Markets. There was a nice lively discussion period afterwards. We had a sign up sheet for people that were interested in taking a trip to Fenner. B. Pringle

will look further into making arrangements for that trip. N. Simmons stated that where he sees this subcommittee going is we have had a couple of public meetings now. We are at the stage of drawing up something to bring back to the Planning Board. Overall the general feeling of the two meetings is to keep pressing forward.

#### COMMUNICATIONS

A motion was made by E. Pinneo and seconded by A. Toaspern to approve the minutes as corrected. Motion carried (6 – ayes, 0 – nays).

A. Toaspern made a motion to adjourn the meeting at 9:10 PM. B. Pringle seconded the motion. Motion carried. (6 – ayes, 0 – nays).

Respectfully submitted,

Diane Caves