

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

January 6, 2009

The regular meeting of the Town of Jerusalem Planning Board was called to order by Vice - Chairman Mary Coriale, on Tuesday January 6, 2009 at 7:00 p.m. The roll was called:

- Excused: R. Evans - Chairman
- Present: M. Coriale – Vice Chairman
- Present: E. Pinneo
- Present: A. Toasperm
- Present: D. Koop
- Present: B. Pringle
- Present: D. Gridley

Others present: Tom and Susan Close, Douglas Nichols.

APPROVAL/CORRECTION OF MINUTES

A motion was made by A. Toasperm to approve the minutes of the December 4, 2008 meeting and D. Gridley seconded the motion. (Ayes – 6, Nays – 0) Motion carried.

THE PLANNING BOARD’S PUBLIC PRESENTATIONS

A. OLD BUSINESS

1. Jack Holly update: Jim **Balyshek** and Rick Ayers met with Jack Holly and Roger Ribble at the project site on East Bluff drive for a pre-construction meeting. Roger was concerned about the installation of the rock check dams along the driveway as there are utilities buried in that area. The utilities could be shallow and affected during the installation of the check dams. Following the discussion the decision was made not to install the check dams. If any issues develop in the area they will address the problem at that time. YCSW will continue assisting the landowner with the erosion control under the YCSW demonstration grant and will be working with the contractor through out construction. The silt fence and filter fabric have been delivered to the site. The contractor will be installing the silt fence in the first phase of construction.

A copy of the R. Ayers email communication, which the above summarizes, will be attached to the originally approved site plan and is in the unanimous view of the Planning Board adequate documentation to support the necessary changes to the originally approved site plan.

B. NEW BUSINESS

1. DOUGLAS NICHOLS: OPEN DEVELOPMENT REQUEST

A motion was made by M. Coriale and seconded by A. Toasperm to recommend Town Board approval of Douglas C. Nichols’ request for Open Development for his properties located off Sid White Road, (tax map no 71.03-1-14) depicted on the survey map dated 12/15/08. The private road must satisfy the Town of Jerusalem Rules for Private roads.

The private road must meet the Town of Jerusalem private road construction standards and at its completion be inspected and approved by the Town Code Enforcement Officer, the Town Highway Superintendent, the Fire Chief and Yates County Soil and Water. No building permit will be issued for construction of buildings served by the proposed private road until it is approved by the entities listed above. (Ayes – 6, Nays – 0) Motion carried.

The rationale for the recommendation to approve was as follows:

- The 3 lots identified exceed minimum lot size in the AG/Residential district in which they are located.
- Provide as per Town Law 280A safe and adequate access (per Town of Jerusalem Private Road standards) to the identified lots and any future buildings constructed on these lots.

THE PLANNING BOARD'S PUBLIC BUSINESS

A. OLD BUSINESS

1. COMMITTEE REPORTS:

A. WIND – B. Pringle stated their committee is exploring regulations and will make recommendations to the Town Board.

B. SLOPES- A letter from Elaine Nesbitt and John Phillips to the Planning Board was read to the board. The letter described a recent case where The Adopted Steep Slopes Law worked well to address erosion problems on a preexisting steep sloped parcel. Agencies and professionals troubleshooted the problem areas and took a proactive approach. (See attachments)

C. ZONING REGULATION REVIEW – A. Toasperm reported the committee met on Dec. 29th (see attached minutes). Their board will meet on January 12th, 2009 at 9 AM. They will be reviewing Townhouse Regulations from Attorney Bailey.

D. ADVISORY COMMITTEE – No Report.

E. KEUKA LAKE WATERSHED – D. Koop reported on their January 6th committee meeting in which they reviewed the final draft o D. Koop reported on the Keuka Lake Watershed Guide:

The Keuka Lake Watershed work committee met 6 Jan. to review the final draft of the Guide. "Plan" was changed to "Guide" to make sure everyone realizes that this is a Resource Guide for all the towns in the Keuka Watershed to use to make appropriate land use decisions.

During February, Peter Landry, Daryl Jones, and Dawn Dowdle (Town of Wayne Supervisor) will be making presentations to every town in the watershed. All board members & subcommittee members will be encouraged to attend. The presentations will explain the Guide and encourage support. After the presentations people will have an opportunity to comment on the Guide. In March every town board will be asked to pass an inter-municipal resolution to support the Guide. (Two years ago every town in the watershed passed an inter-municipal resolution to support the LULA (Land Use Leadership Alliance) training and to support the development of a resource plan.)

Jerusalem's Steep Slope Ordinance is being used as a model ordinance for other towns to adopt. Jerusalem's Comprehensive Plan is seen as a model plan.

The Guide is in final draft form and can be accessed at:
<http://gflpc.org/publications/Keuka/Plan/Draft/index.htm>

2. PLANNING BOARD PRIORITIES:

A. SUBDIVISION – T. Close reported on their progress. Various issues have come up like enforceability, tracking division of property. T. Close plans on meeting with Elaine Nesbitt regarding information needed to look for a grant that would allow the Town to get a program to track this information.

B. TOWNHOUSE REGULATIONS – A. Toasperm reported Attorney P. Bailey passed out Townhouse Regulations to be reviewed by the committee and discussed at the January 12th, 2009 meeting.

C. AGRICULTURE PROTECTION AND THE RIGHT TO FARM: No report.

D. SENIOR AND AFFORDABLE HOUSING: No report.

Town of Jerusalem Planning Board
January 6, 2009

E. CONSERVATION OF NATURAL RESOURCES & ALTERNATIVE ENERGIES
SUBCOMMITTEE – D. Koop reported on the Conservation of Natural
Resources/Alternative Energies subcommittee: The committee has been formed and will
begin meeting on January 20th. The committee has a team of professional advisors. The
committee has 1 person from each board, the Bluff Point Assoc., the Keuka Lake Assoc.,
representatives from the agricultural community & the town. All committee members are
LULA trained or have equivalent education.

F. GRANTS – No report.

B. NEW BUSINESS

1. None

C. COMMUNICATIONS:

1. A. Toasperm asked to have put on the agenda next month – Branchport Business Park.
A. Toasperm is expecting Planning Board members to read the Townhouse recommended
regulations, compare and be prepared to bring comments of regulations to review in
February if the Town Board approves.

ADJOURNMENT

Motion: A motion to adjourn the meeting at 8:15 PM was made by B. Pringle and seconded by E. Pinneo.
(Ayes -6 Nays – 0). Motion Carried.

Respectfully submitted,

Diane Caves

Attachments:

- Letter from ZAP Secretary/Elaine & CEO J.F.Phillips
- Minutes of Zoning Regulations Review Subcommittee
- E-mail 12-29-08 Holly communication