

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
MAY 6, 2010

Approved as Corrected

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday May 6, 2010 at 7:05 pm the roll was called:

Present	R. Evans - Chairman
Present	M. Coriale – Vice Chairman
Present	E. Pinneo
Excused	B. Pringle
Present	D. Gridley
Present	J. Gruschow

Others present, Jerry Kernahan, Tom Close, Attilio Carcone, Jim Grabski, John Buonocore, Jim Barre, Town Board Members- Max Parsons & Neil Simmons, and other interested citizens.

APPROVAL/CORRECTION OF MINUTES

A motion was made by Mary Coriale to approve the minutes as submitted. The motion was seconded by Ed Pinneo. Ayes – 5 Nays - 0

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

a. Windmills

- 1) The Wind Farm Subcommittee Cohocton Trip report was presented to the Planning Board.
 1. The group that completed the trip included Neil Simmons, Bill Pringle, Harold Tones and Jim Barre. They met with Jack Ziegenfus (Cohocton Town Supervisor), Joe Bob (Cohocton Code Enforcement Officer) and Frieda Freely (Cohocton Town Planning Board) on May 3rd and visited several windmill Sites.
 2. The report was submitted by Jim Barre.
 3. Some observations were:
 - a. Appraised values were the same or higher, only 2 properties were below assessed value.
 - b. There should be at least a 1500 ft setback
 - c. Comprehensive plan is important.
 - d. A need for a test tower 1st.
 - e. A copy of the complete report will be filed in the Planning Board File at the Town Hall under Windmills.

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4. It was noted that there was noise even if the windmills were set back farther than 1500 ft but it was a at a low level.
5. It was suggested that members of the Windmill Subcommittee meet with officials from the towns of Prattsburgh and Italy to get a different perspective.
6. It was suggested that the Town Board get a pulse of the town.
7. Does the proposal for proposed regulations need to be amended?

B NEW BUSINESS

John H. Buonocore, Jr., Dorothy M. Buonocore, & Francis J. Clancey, Jr.
property located Culver Hill Road, a part of Town Lot 48 – Tax Parcel # 084.04-1-8

- a. SEQR – Approved 5/6/2010
 - 1) A negative declaration was noted. Potential for erosion to be mitigated by steep slopes erosion control plan developed by Gerald N. Kernahan, PE. Dated 4/15/2010, Project number 2010-09.

A motion was made by Ed Pinneo to approve the SEQR based on the information provided and the supporting documentation that this proposal will not result in any significant adverse environmental impact and we will provide attached documentation to accept the SEQR with the negative declaration as noted, with potential for erosion to be mitigated by steep slopes erosion control plan developed by Gerald N. Kernahan, PE dated 4/17/2010, Project number 2010-09.

The motion was seconded by Donna Gridley . Ayes – 5 Nays – 0.

- b. Steep Slopes Application 3-2010
 - 1) A Memo from Gerald N. Kernahan, P.E. dated 4/17/2010. Mr. Kernahan listed his additional information for the Regulations for Construction on Steep Slopes. This memo will be filed with the Steep Slope Application under John H. Buonocore, Jr., Dorothy M. Buonocore, & Francis J. Clancey, Jr. in the Planning Board file in the Town Office. In this memo Mr. Kernahan made some comments, some of which included.
 - a. A memo was received from Gerald N. Kernahan, P.E. dated 4/17/2010 to address the Regulations for

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construction on steep slopes as they relate to the aforementioned project. This memo listed 12 points of information relating to the proposed site plan. This memo will be filed with the Steep Slope Application under John H. Buonocore, Jr., Dorothy M. Buonocore, & Francis J. Clancy, Jr. in the Planning Board file in the Town Office. The Planning Board reviewed each item in the Communication.

- b. An email dated 5/5/2010 from Rick Ayres of Yates County Soil and Water was reviewed by the Planning Board. The email noted that the Buonocore's Culver Hill concept Steep Slope Permit Plan has addressed all concerns that YCSW had relating to construction. The email noted that the proposed site plan is only a concept for future owners. If the future owners make alterations they will need to submit a revised Steep Slope Plan for approval.

A motion was made by Mary Coriale to approve the Steep Slope Application 4-2010 dated 4/19/2010 & Soil Erosion plan developed by Gerald N. Kernahan, P.E. dated 4/17/2010 project # 2010-09. on Culver Hill, with the stipulation that the construction sequence 1-12 be adhered to and if future owners change the project plan the new owners will need to reapply.

The motion was seconded by Donna Gridley. Ayes – 5 Nays – 0.

Attilio G. Carcone & Adrienne F. Carcone. property located at 4987 Belknap Hill Rd, Branchport NY 14418, Tax Parcel # 81.02-1-18.

- c. SEQR – Approved 5/6/2010 – Special use
 - 1) A negative declaration was noted that this proposal will not result in any adverse environmental impact.
 - 2) The driveway will be left as is. The 2nd driveway will be used.
 - 3) They are hoping to make shop handicap assessable.
 - 4) A sign will be erected, not more than 2'X4' not less than 15' from the road. *See June 3, 2010 Min

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- 5) The owners will talk to Bob Payne about a sign for blind driveway.
- 6) It was noted that parking was more than adequate.

A motion was made by Mary Coriale stated that it was determined, based on analysis of the application information and supporting documentation that the proposed action will not result in a significant adverse environmental impact and we will provide attachments to support this action.

The motion was seconded by Ed Pinneo . Ayes – 5 Nays – 0.

- 7) Special Use Application –
- 8) Application was submitted by A & A Carcone to open under special use an Antique Shop in the basement of their existing home.
- 9) This Application needs to go before the Zoning Board of Appeals for approval allowed use in Agr-Res with special use permit.

A motion was made by Ed Pinneo to recommend approval of the Special Use Application Site Plan 3/29/2010, noting that signage must be at least 15' from the road. The sign should not be more than 2'X4'.

The motion was seconded by Donna Gridley. Ayes – 5 Nays – 0.

THE PLANNING BOARD'S PUBLIC BUSINESS

2) OLD BUSINESS

1). COMMITTEE REPORTS:

a. Steep Slopes (Ed Pinneo, Chairman)

- 1) There will be a Public Hearing on 5/19/2010 at the Town Board Meeting.

2) PLANNING BOARD PRIORITIES:

a. Zoning Regulations review Subcommittee – M Coriale – Chairman –

1. The first meeting will be held on May 26th at 4pm in the town office building.

b. Agriculture Protection & Right to Farm. _ Donna Gridley- Chairman – nothing to report – still collecting information.

c. TOJ Conservation and Renewable Energies Subcommittee. – Open for Co-Chair.

1. The committee will be meeting Tuesday, May 11 to continue work on the Renewable

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Energies workshop and the Open Space Plan

2. A letter dated 5/6/2010 was received by the Planning Board from the TOJ Conservation and Renewable Energies Subcommittee. asking that Deb Koop remain as Chairman. It stated that she has been doing an excellent job. This letter was signed by all of the members of the Subcommittee. It will be kept on file in the Planning Board file in the Town Hall.
 3. It was suggested by the Planning Board that they elect a Co Chairman for this committee, so that there will be someone from the committee to give the monthly report to the Planning Board
- d. Keuka Watershed Protection – Deb Koop – Chairman
1. The Committee met on April 28, 2010. There were representatives from each town in the Keuka Watershed. The Committee includes town Supervisors, Steuben & Yates County Planners, Brian Slack from Genesee Valley Regional Planning Council, Peter Landre, Cooperative extension of Yates County. Daryl Jones, Tom Close and Debbie Koop are representing Jerusalem.
 2. It was decided there would be committee chairs from each county. Chairs: Debbie Koop from Yates County (with help from Tom Close and Bill Laffin) and Gill Harrop from Steuben County. The Committee will begin meeting monthly with the goal of implementing the Keuka Watershed Protection Plan.
 3. The next meeting will be May 26 and the Planning Board is to give direction if needed.
 4. It was suggested by the Planning Board that they elect a Co Chairman for this committee, so that there will be someone from the committee to give the monthly report to the Planning Board
- e. Grants – Jennifer Gruschow will look into available grants that relate to the Comprehensive plan for the town of Jerusalem.

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- b. Planning Board Training
 - a. Subdivision training exercise
 - 1) Tom Close's training was postponed until next month's meeting so that the report on the Wind Farm Trip to Cohocton could be presented.
 - 2) The Planning Board asked Tom to complete a simple review of the Subdivision Project Form so the novice could understand better. 1 or 2 pages would be good.
- 2) New Business
 - a. Finger lakes Cultural & Natural History Museum
 - 1) Bob Evans commented that the Museum will be coming to Keuka State Park and that is the best thing that has happened to Jerusalem in a long time.
 - 2) It was noted that a meeting should be held with members of the Planning Board, Zoning Board, and the Town Board with officials from the Finger Lakes Cultural & Natural History Museum.

***Motion:* A motion to adjourn the meeting at 9:20PM was made by Donna Gridley and seconded by Jennifer Gruschow. Ayes- 5 Nays - 0.**

Respectfully submitted,

Carol Goebel