

TOWN OF JERUSALEM  
Special Meeting  
PLANNING BOARD MINUTES  
June 23, 2011

Approved

The special meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday June 23, 2011 at 7:10pm, the roll was called:

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

Others present, Dick Whitney from Nordic Farms, Caroline Boutard-Hunt, Louie Gridley, Nicole A. Landers, Mark Morehouse, John E. Kriese, Katie Kriese, Art Hunt, Jonathan Hunt, Parker Simmons, and Town Board Members Max Parson and Neil Simmons.

## THE PLANNING BOARD'S PUBLIC PRESENTATIONS

### A. NEW BUSINESS

- a. Nicole A. Landers – Branchport Farmers Market – Branchport Fire Dept. Pavilion – 3686 RTE 54A, Branchport NY, 14418 – Tax Map # 83.57-1-19
  - i. Site Plan
    1. Nicole Landers presented plans to begin a Branchport Farmers Market on Tuesday, June 28<sup>th</sup>. 2011 through Labor Day from 4pm until 7pm at the Branchport Fire Hall.
      - a. Bob Evans thanked the Planning Board Members for their presence at the special meeting. Bob also thanked the members of the audience for the attendance.
      - b. Nicole also thanked the Planning Board Members.
      - c. A letter was received by the Planning Board from Nicole Landers dated 6/23/2011. The letter stated all of the background information and questions on the site plan. Nicole Landers, Market Manager addressed all of the concerns on the Site Plan Application dated 6/23/2011.
      - d. A letter was presented from William T. Wolff, Chairman of Board of Fire Commissioners to Nicole Landers dated 6/22/2011 giving the Market permission to use the Branchport Fire House pavilion for the

market. If the market grows it might be in a different place next year.

- e. Nicole presented a list of rules and regulations for the Market.
- f. Nicole noted that fees that are charges will be used for advertising, postage, signage and promotions. It was also noted that was a not for profit organization. There would be fund raisers.
- g. The committee has been meeting since May 16<sup>th</sup> as a vendor and grower community and has gotten a lot of work done.
- h. Tuesday was chosen because there are other Farm Markets every other day of the week, and there are several Mennonite Weddings on Thursdays.
- i. Nicole met with John Phillips on Monday June 20<sup>th</sup> and went through the process. The committee has several members that are on other farm market committees.
- j. There is a vendor committee of three people including Nicole Landers as Market Manager. This committee includes Caroline Boutard-Hunt, Angela Bedient, and Lisa & Chris Mc Ninch.
- k. All products will be local products from local vendors. Products must be grown or produced by the vendors. There will be guidelines followed from Cornell and NYS for each product.
- l. At the present time there are eleven vendors signed up. Several vendors are members of the Fire Dept.
- m. The vendors will be required to have liability insurance and the Branchport/Keuka Park Fire Dept. and Branchport/Keuka Park Fire District will be named as the Co- Insured.
- n. It was suggested that any open fires be at least 20ft from the pavilion. John Kriese questioned why a sprinkler system should be under the pavilion. Several other people present spoke of arrangements at other Farm Markets that they are part of. Neal Simmons mentioned that he had taken Donna and Nicole to the Finger Lakes produce auction of which he is a charter member. Neal said he contacted Phil Bailey to let him know that this produce market did over 3 million dollars of business last year. They were told that possible any building of 12,000 sq. ft. or under could be exempted. Instead of a sprinkler system under the pavilion there will be at least four fire extinguishers on site. John Kriese borrowed 4 fire extinguishers from the school.

- o. Nicole said that they have not yet seen the code, but they were told that the customers were not allowed to walk under the pavilion. Some vendors need to have their vehicles parked so that their freezers are available to them.
- p. Jonathon Hunt said that they would follow all commercial rules for nonprofit and they would do nothing to jeopardize the health and safety of the public
- q. Bob Evans stated that John Phillips was not at the meeting because he had not been authorized for overtime pay.
- r. The only signage that will be there will be what has been directed by the code enforcement officer, concerning traffic. There will also be a banner which is temporary; also the vendors will have their own signs in their area.
- s. Donna Gridley questioned why the Farm Market needed to obtain a building permit (and pay a fee), because everyone has agreed to set on the board of an Ag advisory committee that will meet at least 4 time a year. They will advise the Town of Jerusalem of their concerns.

**A motion was made by Bill Pringle to make a recommendation to waive the \$50.00 fee for the Operating Permit because the Farm Market is a Non –Profit organization.**

**The Motion was seconded by Art Carcone.  
Ayes – 5 Nays – 0**

**A motion was made by Donna Gridley to make a recommendation to waive the \$100.00 fee for the Site Plan Application because the Farm Market is A Non-Profit Organization.**

**The Motion was seconded by Art Carcone  
Ayes – 5 Nays – 0**

**SEQR: A motion was made by Ed Pinneo stating that it was determined, based on analysis of the site plan and supporting documentation that the proposed action will not result in a significant adverse environmental impact and we will provide attachments to support the negative declaration.**

**The motion was seconded by Bill Pringle**

**Ayes – 5 Nays – 0**

**A motion was made by Ed Pinneo made a motion to approve site plan application 1-2011 dated 6/23/2011 for the Farmers Market at the Fire Hall. There must be a minimum of 4 fire extinguishers and a hose on the premises. Any open flame needs to be a minimum of 20 ft. from the building. Also 4 Exits of not less than 4 ft. wide.**

**The motion was seconded by Bill Pringle**

**Ayes – 5 Nays - 0**

A motion to adjourn the meeting at 8:15pm was made by Bill Pringle and seconded by Ed Pinneo.

Ayes- 5 Nays - 0

Respectfully submitted,

Carol Goebel