

Approved

Town of Jerusalem
Zoning Board of Appeals

April 10, 2014

The regular monthly meeting of the Town of Jerusalem Zoning Board of Appeals was called to order on Thursday, April 10th, 2014 at 7 pm by Vice-Chairman Jim Crevelling.

Roll Call:	Jim Crevelling	Present
	Ed Seus	Present
	Dwight Simpson	Present
	Glenn Herbert	Excused
	Earl Makatura	Present
Alternate	Rodgers Williams	Present
Alternate	Joe Chiaverini	Present

Others Present included: Gary Dinehart/Town Bd., and John F. Phillips/CEO.

A motion was made by E. Makatura seconded by J.Crevelling to approve the March Zoning Board minutes as written. The motion was carried unanimously.

COMMUNICATIONS:

There were no communications

AREA VARIANCE/SPECIAL USE REVIEW:

Board members were given a map of 2792 Rte 54A Penn Yan, (owned by Brian & Susan Friguliette) showing property which had received a Special Use Permit (advertised as Java-Gourmet) under Application #1002 in May of 2012. ZAP Secretary stated that an application has been received which will come before the board at their May Zoning Board meeting requesting to separate their residential property from their commercial property to have the Special Use Permit apply only to the commercial property.

The main reason for the division is for financing purposes with their bank, and their deeds are separate, but were joined together in 2012 by Declaration of Deeded Zoning Lots. This was filed under miscellaneous documents at the Yates County Clerk's Office giving them one tax account number, therefore one tax bill.

Since the Special Use application will require SEQR review, it was suggested that the Zoning Board motion for the Planning Board to review the SEQR at their May meeting, since they will be reviewing the Site Plan and making a recommendation with regards to the Special Use. Board members were in agreement with this suggestion.

J.Crevelling made a motion to have the Planning Board be the reviewing agency for the SEQR for Application #1031 for JAVA-GOURMET which will be coming before both the Planning and Zoning Boards in May.

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The motion was seconded by E.Makatura and carried with a pol I of the board as follows: E.Seus-approve, D.Simpson-approve, R.Williams-approve, E.Makatura-approve, J.Crevelling-approve.

OTHER BUSINESS:

There being no further business for discussion, a motion was made by J.Crevelling and seconded by D.Simpson to adjourn the meeting. The motion was carried unanimously. The meeting was adjourned at 7:30 pm.

Respectfully submitted,
Elaine Nesbit/Secretary