

TOWN OF JERUSALEM
DRAFT
 PLANNING BOARD MINUTES

September 4, 2014

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, September 4, 2014, and called to order at 7:00 pm by Chairman Ron Rubin.

<u>Roll Call:</u>	Ron Rubin	Present
	Jen Gruschow	Present
	Jack Wheeler	Present
	Ed Pinneo	Present
	Donna Gridley	Present
	Tim Cutler	Present
	Tom Pritchard	Present

Others Present: Richard Osgood, John Housel, Bryan Housel, John Phillips, CEO and Ashley Williamson, Recording Secretary.

Minutes:

August Minutes

Gridley stated that the word outlet should be added after riprap in the 4th sentence. It was a general consensus to add as shown on the plans after that sentence. Instead of using the phrase FEMA people change to, recoup about 75% of the cost for using consultants that are certified. Clarify Rob as Highway Superintendent.

Rubin questioned the sentence in New Business; The DOT will approve the content of the signs. There was general consensus that yes that was correct. Change 'they' to The Bluff Point Association.

A motion was made by Wheeler to approve the minutes of the August meeting with corrections. The motion was seconded by Cutler. All were in favor. Gruschow abstained.

Applications: Alvin Housel at 1961 West Lake Rd., Steep Slope Application 03-2014.

The flood that happened in May caused the Housel's to not be able to use their cottage. Osgood, project engineer, explained that there was a slope failure and when the slope came down it pushed into the side of the cottage and knocked out their stairs. The Housel's currently have a demolition permit from the Town to take down the cottage. They came up with a 2 retaining wall system, and will use the lakeside and roadside wall to hold the slope but to also put a modular house on (please see the plans). The plans do require the relocation of the sanitary sewer grinder pump. Osgood showed on the plans that the lakeside and roadside walls are the structure elements to restrain the slope from sliding. The erosion control plan during construction is to have straw hay bales and silt fence. The slopes will be seeded upon completion. Rubin asked if they were cutting into the bank close to the road. Osgood referenced page #4, and explained where they would be cutting for the roadside and lakeside walls. Wheeler asked how close the back wall is to the highway. Osgood stated it's a private road and referenced page 3, approximately 4 to 5 feet off the edge of the property. The Housel's wanted the first floor to be handicap accessible, which will be the main floor. The new house will be significantly higher

than the old house. The top of old house is below road level. Cutler said his meeting with Soil & Water went well and the plans were viewed as complete. The major question was how the old house will be removed. Osgood said he can't speak for the contractor but would assume it would be a 2 excavator job. Cutler asked if they would be bringing the machines off the lake, Osgood said no. The big excavator would pick up the mini excavator and put where the big one can't reach. The thought is that then the mini would bring the materials to where the large excavator can reach. Pete Townsend will be doing the excavating work. Rubin asked about the drainage around the walls. Osgood stated on the back side of the wall they will be putting in a closed drainage system. The main concern is to get rid of the water. Osgood referenced the plans. The water will be maintained on the Housel property. Pritchard asked what the elevation of the main floor would be. Osgood said the main floor is about 740 ft. and will be slightly higher than the road. Pritchard asked if there were any plans between the Housel and Curbeau cottage, like a trench to prevent water going into the Curbeau property. Osgood said there are no plans for this but agreed it was a good idea. He would like to suggest to the Town that they consider putting in a closed storm drainage system. There is a great need for something to be done in this area. Rubin stated to make sure there was a preconstruction meeting with all parties involved. Gridley would like to see something that will slow the water down. Osgood said the discharge from the wall drains will be perforated. A stone discharge where the pipe services could be added and used as an energy dissipater.

Gridley made a motion, seconded by Cutler, to recommend the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impact.

Gruschow read over the Steep Slope Checklist.

There was general discussion about the wait time to hear back from the NYS Office of Parks, Gruschow will contact the Office to inquire about the letter that was sent on August 22nd. There is concern for safety, due to the condition of the property and getting started as soon as they can to beat the rainy weather.

Pinneo made a motion, seconded by Wheeler, to approve the Steep Slopes Application #03-2014 subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the erosion control plan. Any conditions as dictated by YCSW to be included.
- 2) Site boundaries and high water mark must be clearly marked.
- 3) On site – Pre construction meeting with Engineer, TOJ CEO, Town & **County** Highway Superintendent, Representative from YCSW, and Representative from KP Sewer & Water, details of the proper installation and maintenance of the silt fence needs to be provided to the contractor.
- 4) Identify Staging Area for removal of debris. Discuss plan with Highway Superintendent. The contractor must prevent tracking of soil from the site and provide for daily clean-up of any material deposited in the public road.
- 5) Establish sediment and erosion measure per final approved erosion control plan.
- 6) If topsoil from the construction site is to be saved on site and re-used, the location should be marked on the plan and the down slope protected by silt fence.
- 7) Seed, mulch, and water bare ground within 48 hours after construction.
- 8) Remove all construction debris, temporary sentiment and control measures when satisfactory stabilization has occurred and vegetation is established.
- 9) Reply from the New York State Office of Parks, Recreation and Historic Preservation based on letter that was sent and dated 8-22-14.

- 10) A letter of certification from the certified professional must be obtained by the property owner or builder/contractor when the work is completed, that it has been completed in accordance with the permit and a copy must be given to the CEO's office.
- 11) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.

New Business: None.

Old Business: None.

Committee Reports:

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – The Town Board declined to make any changes to the zoning. The Town Board asked the ZBA to review all set back decisions over a period of time and report back.
- b. Agriculture Advisory Committee (Donna Gridley/Chair) - No Report.
- c. Branchport Hamlet – Jen Gruschow/Chair – Finalize Façade Guidelines. New project idea was to do some work by the boat launch, fixing the drive way and maybe put in the fishing dock.
- d. Comprehensive Plan Review Committee- Ed Pinneo—No Report.
- e. Town Board liaison – Mike Steppe not present, no report.

Announcements:

Subdivision training will be at next meeting for 1 credit hour.

Welcome Tom Pritchard as the new Planning Board Member.

Adjournment:

At 8:07pm Gridley made a motion to adjourn the meeting, seconded by Wheeler.