

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

December 3, 2015

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, December 3, 2015, and called to order at 7:00pm by Chairman Tim Cutler.

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

Others Present: John F. Philips/CEO, Andrew Sensenig, Joe Trombley, David Healy, Tiffany Phillips, Nitosha Fingar.

Minutes: October 27, Special Meeting Minutes

A motion was made by Rubin to approve the minutes of the October meeting. The motion was seconded by Pritchard. All were in favor.

November 5, Minutes

A motion was made by Pinneo to approve the minutes of the November meeting. The motion was seconded by Gridley. Rubin Abstained.

Presentations:

A. Andrew Sensenig/Harold Northrup 3307 E. Sherman Hollow Rd. ****Final Review****
The application is for a 48' x 68' single story shop to house a one-man business of custom furniture making.

According to Town Code site plans are supposed to be developed by professional engineers. The building site is flat and straight forward and the drawings are hand-drawn. Tim Cutler made a motion to waive the requirement of a professionally drawn site plan and to use the submitted site plan. This was seconded by Rubin; all were in favor.

The application was reviewed and approved by Yates County Planning Board. Mr. Sensenig has received a letter of conditional approval from Colby Petersen/YCSW for wastewater management and agreed to the conditions.

The SEQR application was reviewed line by line and was determined to have a Negative Declaration. Pritchard made the motion that the SEQR application be approved. It was seconded by Wheeler and approved. All were in favor. Wheeler made the motion to approve the site plan and it was seconded by Pinneo and approved. All were in favor.

The following minor corrections were made to the SEQR:

- #2 NO
- #5a N/A not necessary
- #11 YES
- #14 should include Agriculture/grasslands
- #16 should include flood plain map

B. Seneca Farms Preliminary Site Plan Review

The parcel that the restaurant sits on is cut by a residential zoning line. Mr. Trombley would like to have the entire parcel zoned commercial. A meeting was held between Tim Cutler, Nitosha Fingar, Tiffany Phillips, Joe Trombley, Pat Killen and Glenn Herbert to discuss the steps necessary to have the entire parcel zoned commercial.

The Town Board will consider the rezoning at their December meeting and potentially schedule a public hearing in January. Following the public hearing, if the Town Board adopts the rezoning, it will be written into the code and then go before the Yates County Planning Board before coming back to the TOJ Planning board for final site plan approval.

The Town Attorney, Jeff Graff, has indicated this would not be Spot Zoning. The zoning would follow the deeded parcel. Parcels in the commercial zone should be at least 1 acre but the commercial portion is currently .47 acres creating an inconsistency.

There were no concerns with the site plan that need to be forwarded to the Town Board.

Old Business:

NONE

Committee Reports:

- A. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- B. Branchport Hamlet (J. Gruschow – Chair) No Report
- C. Comprehensive Plan Review Committee (E. Pinneo) No Report
- D. Town Board Liaison (M. Steppe) No Report

Adjournment:

At 8:15pm Gridley made a motion to adjourn the meeting, seconded by Wheeler.

Respectfully submitted,
Janet Micnerski/Secretary