

TOWN OF JERUSALEM
APPROVED AS CORRECTED
PLANNING BOARD MINUTES

June 4, 2015

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, June 4, 2015, and called to order at 7:04pm by Chairman Tim Cutler.

<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: Terri Burkholder, Ed Reid, Gordon Lafferty, Pauline & Walter Young, Al Floro, Mike & Pam Townsend, Daniel R. Long, Susan & Brian Friguliette Mike Steppe, Town Board Liaison; Janet Micnerski, Recording Secretary.

Minutes: May Minutes

Two corrections were made: Tom Pritchard facilitated the meeting and Dave Sweet was present at the meeting.

A motion was made by Wheeler to approve the minutes of the May meeting with corrections.

The motion was seconded by Pritchard. All were in favor. Pinneo, Rubin and Cutler abstained.

Presentations:

a). Java Gourmet – Submitted a revised site plan, Peterson from YC Soil & Water and Rick Ayers are satisfied with changes made. There is an all clear from YC Soil & Water; their report will be attached to the application. Dan Long addressed the last items of concern. There will be a clear demarcation of the on-site waste water treatment system prior to construction. The clarification was made that there will be no expansion of the existing gravel area. There will be an expansion of the driveway to make it safe for 2-way traffic. In earlier drawings the existing building was not properly placed on the site plan but it has been corrected. There is more open space available behind the building than is visible from Rte. 54A. The only lighting being considered is that which is required by code. Some trees have already been removed as part of a prior plan. The bank to the south and west of the building will not be cut into. Deliveries are made to the building and not from trucks parked on Rte. 54A*. Approved waste water treatment is a septic system. Elaine Nesbit needs to insert a flood map reference. There is a letter on file stating the build site is not an archaeologically sensitive area. There will be a preconstruction meeting.

The SEQR application was reviewed line by line and was determined to have a Negative Declaration. Gruschow made the motion that based on the above information and supporting documentation the SEQR application be approved pending the corrected part one and the archaeological letter from NYS. The motion was seconded by Wheeler. All were in favor. A motion to approve the site plan was made by Rubin and seconded by Pritchard. All were in favor.

b). Upstate Cellular Network d/b/a Verizon Wireless—Preliminary review of package of materials supplied by the company. Al Flora, attorney for Upstate Cellular presented the following information. They are looking to construct a 125 foot tower with a 4 foot lightening rod to address coverage and capacity issues west of Route 54A. The property, owned by Mike and Pam Townsend, is located at 3338 County House Rd. in the town of Jerusalem. Their property is approx. 26 acres and the requested site is just under ¼ of an acre. There will be no blinking light. Wetlands will not be affected. The equipment shelter will be 12 foot by 30 foot with a couple of lights and a 260 foot access road. They are hoping to erect the tower this construction season.

Due to areas of high volume and poor coverage they are trying to off-load some cellular traffic from other towers. Rubin asked how this proposed tower impacts the current tower on Skyline Drive. When the Skyline tower was built the Board was told there was room for expansion on that tower but Flora said the coverage areas are separate for the 2 towers. Terri Burkholder from Verizon Wireless explained that several years ago Verizon projected what they would need for capacity but their needs have gone in a different direction. They are now looking at sites with too much capacity and trying to off-load it in areas they are having trouble with. Gruschow inquired into the maintenance plans for the new tower since there have been issues with maintaining the Skyline Tower. Burkholder said she would look into the problem.

Gruschow brought to the attention of the Townsend's that in the future, should they ever want to sub-divide their property, the tower site would have to be at least 1 acre. As a result, it might be beneficial to lease 1 acre to Upstate Cellular so there would never be an issue. Mr. Townsend said it will remain farmland. Gruschow then asked if the Penn Yan Airport had been contacted as a courtesy. Burkholder stated that the FAA would have done that as part of their inquiry.

Adjacent property owners, Pauline and Walter Young, were in attendance to express their concern with the proposed tower obstructing their view.

Burkholder stated the tower is over-engineered to not fall but if it did, it is designed to break. The proposed site is flagged but the flags are not visible from the road. Property owners said to feel free to stop by and take a look at the proposed site. Rubin encouraged board members to take a drive to view the Skyline Tower for a comparison but Burkholder said to keep in mind it is taller than the proposed tower and the shelter is a different size.

New Business:

- a). Recording Secretary for Planning Board—Janet Micnerski has accepted the position and started tonight.
- b). Ag/Res Committee Reconstitution—Cutler will be chairing this committee with the intent to bring it to closure by the end of the summer.
- c). July Agenda—Attendance for the July 2nd meeting doesn't seem to be a problem.
- d). Gordon Lafferty is seeking a permit to build on a lot he owns on West Bluff Drive. The application process he needs to follow was explained.

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) Please remember that prior approval must be received before attending training workshops.

Adjournment:

At 9:10pm Cutler made a motion to adjourn the meeting, seconded by Wheeler.