

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

August 6, 2015

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, August 6, 2015, and called to order at 7:00pm by Chairman Tim Cutler.

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

**Others Present:** Mike Steppe/Town Board, John F. Philips/CEO, Ed Reid, Todd & Mary Alexander, David Simolo, Jean & Stephen Koeller, Tim Tracey, Marsha & Dick Senges, Janet Micnerski, Recording Secretary.

**Minutes:** July Minutes

A motion was made by Pritchard to approve the minutes of the July meeting. The motion was seconded by Wheeler. All were in favor. Gruschow abstained.

**Presentations:**

a). Lafferty Steep Slopes Site Plan — Ed Reid, of Edward Reid Engineering presented. A letter has been received from YC Soil & Water expressing concern in 3 areas: roof water management, lack of detail for driveway water management and post-construction site grade. All issues have been addressed. Part 3 of the SEQR will include a reference to the letter from YC Soil & Water indicating that the site plan addresses storm water drainage.

The Short SEQR application was reviewed line by line and was determined to have a Negative Declaration. Wheeler made the motion that based on the above information and supporting documentation the SEQR application be approved pending the corrected part three and approval of the checklist conditions. The motion was seconded by Pinneo. All were in favor. A motion to approve the site plan was made by Pritchard and seconded by Pinneo. All were in favor.

b). Alexander Subdivision Application — Tom Alexander/property owner and David Simolo/surveyor presented plans for subdividing a 20 acre parcel into 4 lots. The Alexander's will occupy 1 lot which will include the lake frontage. There is concern with the current private

driveway and its future use as a road connecting all 4 lots. Gruschow stated a letter should be filed with the deed at the County Clerk's Office stating that prior to the sale of each lot a written agreement concerning the road needs to be established.

Adjacent property owners are concerned with multiple families using the lake frontage, the number of docks allowed and drainage/culverts affecting their property.

A public hearing will be scheduled and an environmental impact statement may be required.

**New Business:**

a). Planning Board Minutes Process and Protocol – A draft of the minutes should be available for inspection (not to be taken off premises) in the town office within 2 weeks of the meeting.

**Committee Reports:**

a. Agriculture Advisory Committee (D. Gridley – Chair) No Report

b. Branchport Hamlet (J. Gruschow – Chair) Continuing work on organizing trail clean-up along the creek. A new Welcome to Branchport sign has gone up. Two sponsors for the next sign are lined up so the cost will be split 3 ways. Jennifer is asking for verification that the Town Board will pay for 1/3 of the cost of the sign; she would like to get it ordered so that it can go up this fall.

c. Comprehensive Plan Review Committee (E. Pinneo) No Report

d. Town Board Liaison (M. Steppe) No Report

**Adjournment:**

At 9:03pm Rubin made a motion to adjourn the meeting, seconded by Gruschow.