

Minutes of the regular monthly meeting of the Jerusalem Town Board held on 20, 2016 at 7:00 P.M. PRESENT were: Supervisor Killen, Councilors Anderson, Jones, Parson, Town Clerk McMichael, Highway Superintendent Martin, Town Engineer Ackart and Councilor Dinehart via skype.

GUESTS: Donna Gridley, Tim Cutler, John Kuehn and Christine Sprague; Sprague Insurance, Ed Seus, Paul Enos, Ed Bronson, Art & Joyce Hunt, Jonathan Hunt, David & Marcia English, Adam Folts, Doug Paddock, Bob Evans, John Christensen; *Chronicle Express* Reporter.

Supervisor Killen called the meeting to order with the Pledge to the Flag at 7:00 P.M.

RESOLUTION #51-16
CHANGES TO THE AGENDA

On a motion of Supervisor Killen, seconded by Councilor Jones, the following was

ADOPTED	Ayes	5	Anderson, Dinehart, Jones, Killen, Parson
	Nays	0	

Resolved NYMIR Insurance Renewal be added to the agenda.

RESOLUTION #52-16
APPROVAL OF MINUTES

On a motion of Councilor Jones, seconded by Councilor Parson, the following was

ADOPTED	Ayes	5	Anderson, Dinehart, Jones, Killen, Parson
	Nays	0	

Resolved that the minutes of the February 17, 2016 meeting be approved as read.

RESOLUTION #53-16
AUDIT OF CLAIMS

On a motion of Councilor Jones, seconded by Councilor Parson, the following was

ADOPTED	Ayes	5	Anderson, Dinehart, Jones, Killen, Parson
	Nays	0	

Resolved that the bills be paid as presented in the following amounts:

General:	\$13,172.51
Outside Village	\$ 468.04
Highway DB:	\$11,792.78
Sewer:	\$54,912.19
Water:	\$56,149.85
Branchport Light	\$ 234.75

February Utilities:

General:	\$ 744.10
Outside Village:	\$ 99.35
Highway DB:	\$ 3,280.34
Sewer:	\$23,998.82
Water:	\$ 1,328.59
Trust:	\$26,180.20

RESOLUTION #54-16

SUPERVISOR REPORT

On a motion of Councilor Parson, seconded by Councilor Jones, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
 Nays 0

Resolved that the Supervisor's Report on the Town's finances for the month of February 2016 be accepted as presented.

NYMIR INSURANCE RENEWAL

John Kuehn, Sprague Insurance presented an overview of the NYMIR Insurance Proposal. The 2016-2017 annualized insurance premiums will increase 1.2% to \$39,868.80, primarily due to the value of the buildings and contents being increased 4% for inflation.

Information was distributed on NYMIR's new liability product that provides optional broadened coverage from cyber related losses. If there is interest, a representative will need to identify the Town's exposure to generate a quote.

Christine Sprague, Vice President was introduced as a member of the Sprague Team that handles the Town's account.

PUBLIC HEARING - PROPOSED LOCAL LAW B OF 2016 - ZONING AMENDMENTS

With proof of notice having been duly published and posted, Supervisor Killen opened the Public Hearing at 7:16 P.M., asking for comments on the proposed amendments to Chapter 160. Zoning.

Art Hunt thanked the Board for all their work and supported adopting the law.

The public hearing was left open.

TOWN OFFICIALS

HIGHWAY SUPERINTENDENT

- Written Budget Highway report on file in the Office of the Town Clerk.
- Work continues on damages resulting from the 2014 flooding.
- Marsha English requested the Town consider changing Culver Hill or Brown Hill from seasonal maintenance to year-round roads.

TOWN ENGINEER

- Notes of the March 11, 2016 KPSW meeting on file in the Office of the Town Clerk.
- The Village of Penn Yan Indian Pines forcemain project is close to going out for bid.
- The installation of an automatic flushing device on our East Bluff Drive dead-end main will be coordinated with the Highway Department replacing a culvert at that location.

COUNCIL

Councilor Jones spoke with Summer Recreation Program Director Bev Eggleston regarding our application that was due to Yates County on March 4. The draft she submitted last week will be finalized and sent to Supervisor Killen for signature tomorrow. She has been instructed to copy all future correspondence to the Town Clerk so it is available at the Town Hall.

SUPERVISOR

Supervisor Killen displayed the "Old School House" picture and book gifted to the Town by Annette Toaspern of the Jerusalem History Club for display at the Town Hall. Mrs. Toaspern was thanked for all her efforts.

SUBCOMMITTEE REPORTS

B1 ZONING REVIEW SUBCOMMITTEE

Joe Trombley, owner of Seneca Farms, 2485 Route 54A, has requested parcel 61.24-1-27 be fully included in the General Business district (B1). Currently, the parcel is divided between the B1 and Residential-Indian Pines (R3) districts. We are awaiting the parcel(s) description to be rezoned from Mr. Trombley to prepare the law necessary to modify the existing boundaries.

BRANCHPORT HAMLET SUBCOMMITTEE

Councilor Parson stated the Subcommittee hopes to have everything wrapped up next month.

PUBLIC HEARING - PROPOSED LOCAL LAW B OF 2016 - ZONING AMENDMENTS

Supervisor Killen read a note from Deb Koop and Len Saner supporting the adoption of the proposed zoning amendment.

David English encouraged the Board to adopt the proposed zoning amendments so local enterprises can be on an equal playing field with area businesses.

CLOSE PUBLIC HEARING - LOCAL LAW B OF 2016 - ZONING AMENDMENTS

With all persons desiring to be heard, Supervisor Killen closed the hearing at 7:37 P.M.

The regular meeting was reconvened.

RESOLUTION #55-16

DETERMINATION OF SIGNIFICANCE - LOCAL LAW NO. B OF 2016 - ZONING AMENDMENTS

On a motion of Supervisor Killen, seconded by Councilor Parson, the following was

ADOPTED	Ayes	5	Anderson, Dinehart, Jones, Killen, Parson
	Nays	0	

WHEREAS, the Town of Jerusalem Town Board, hereinafter referred to as Town Board, has determined proposed Local Law No. B of 2016 to be a Type 1 Action under the State Environmental Quality Review (SEQR) Regulations, and,

WHEREAS, the Town Board has reviewed and accepted the Environmental Record prepared on said action, and

WHEREAS, the Town Board has considered the potential impacts associated with said action.

NOW, THEREFORE, BE IT RESOLVED THAT the Town Board makes this Determination of Non-Significance based upon: the Long Environmental Assessment Form prepared for this action, Town Board Public Hearing Record on said action; and, the Environmental Record prepared on said action.

BE IT FURTHER RESOLVED THAT, the Town Board makes this Determination of Non-Significance based on the following reasons supporting this determination:

1. The Town Board considered the action as defined in subdivisions 617.2(b) and 617.3(g) of Part 617 of the SEQR Regulations; and,
2. The Town Board did review the EAF, the criteria contained in subdivision (c) of 617.7 and other supporting information to identify the relevant areas of environmental concern; and,
3. The Town Board did thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have significant adverse impact on the environment; and
4. The Town Board did set forth its determination of significance in written form containing a reasoned elaboration and providing reference to all supporting documentation.

RESOLUTION #56-16

RESOLUTION AUTHORIZING ADOPTION OF LOCAL LAW NO. 2 OF 2016

On a motion of Councilor Jones, seconded by Councilor Dinehart, the

following was

ADOPTED BY ROLL CALL VOTE:

Councilor Parson	Aye
Councilor Anderson	Aye
Supervisor Killen	Aye
Councilor Dinehart	Aye
Councilor Jones	Aye

WHEREAS, a resolution was duly adopted by the Town Board of the Town of Jerusalem for a public hearing to be held by said Town Board on March 16, 2016, at 7:05 p.m. at Jerusalem Town Hall, 3816 Italy Hill Road, Branchport, New York, to hear all interested parties on a proposed Local Law entitled, "A Local Law Amending the Town of Jerusalem Zoning Ordinance"; and

WHEREAS, notice of said public hearing was duly advertised in the official newspaper of the Town of Jerusalem, on March 2 and 9, 2016 and other notices required to be given by law were properly served, posted or given; and

WHEREAS, said public hearing was duly held on March 16, 2016, at 7:16 p.m. at the Jerusalem Town Hall, 3816 Italy Hill Road, Branchport, New York, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said Proposed Local Law, or any part thereof; and

WHEREAS, pursuant to part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law it has been determined by the Town Board that adoption of said Local Law would not have a significant effect upon the environment and could be processed by other applicable governmental agencies without further regard to SEQRA; and

WHEREAS, the Town Board of the Town of Jerusalem, after due deliberation, finds it in the best interest of the Town of Jerusalem to adopt said Local Law.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Jerusalem hereby adopts said Local Law No. 2 of 2016, entitled "A Local Law Amending the Town of Jerusalem Zoning Ordinance", a copy of which is attached hereto and made a part of this resolution, and be it further

RESOLVED, that the Town Clerk be and she hereby is directed to enter said Local Law in the Local Law Book of the Town of Jerusalem, to give due notice of the adoption of said local law to the Secretary of State of New York, to publish an abstract of this

local law in the Town's official newspaper and to post a copy of this local law conspicuously at or near the main entrance to the office of the Town Clerk.

RESOLUTION #57-16
HIRE DATA COLLECTOR

On a motion of Councilor Anderson, seconded by Supervisor Killen, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
 Nays 0

Whereas, the Town of Jerusalem has been notified that the tax role valuation be consistent with the NYSORPS directive valuation of 100% for reimbursement dependent on state funding.

Whereas, the Town of Jerusalem is at a 97% valuation and is required to collect data and update records on approximately 2900 properties.

Whereas, the board has determined the need to hire under contract an additional data collector.

Therefore let it be resolved, The Town of Jerusalem will utilize external manpower as a data collector under contract to update its property tax rolls from 97% to 100% of assessed value over the next two fiscal years at a not to exceed price of \$26,000 including mileage for the present year of 2016. The fiscal year of 2017 will be reviewed by October 2016 to plan funding amounts for remaining parcels left into the next calendar year.

Therefore let it be resolved that the Data Collection Committee met on 2/11/2016 and reviewed five applicants and decided that Terry Kwiecinski be hired as the Data Collector under contract for \$15.00 per site plus mileage to assist in bringing the assessed values of properties to 100%. This contract will not exceed \$26,000 including mileage for the year 2016.

Therefore let it be resolved, that Vernon Brand, Town Assessor, will continue also collecting data to accomplish this goal as efficiently as possible by the end of fiscal year 2017.

Now Therefore, Ms. Kwiecinski as data collector will perform the following duties at each site for \$15.00 plus mileage during the fiscal year of 2016 not exceeding \$26,000 including mileage under the direction of Vernon Brand Town Assessor and the subcommittee; see attachment 2.

Be it further resolved; that this resolution be initiated immediately with Ms. Kwiecinski under the above terms upon submission of an insurance certificate in an amount to be determined by Supervisor Killen following consultation with Sprague Insurance; and

Be it further; that Supervisor Killen will follow-up with Sprague Insurance regarding the required insurance limits with an acceptable insurance certificate to be provided by Ms. Kwiecinski.

RESOLUTION #58-16

AUTHORIZE TRAINING - HIGHWAY POWERS AND DUTIES OF LOCAL HIGHWAY OFFICIALS

On a motion of Councilor Jones, seconded by Councilor Parson, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
 Nays 0

Resolved that the Highway Superintendent and Deputy Superintendent be authorized to attend The Powers and Duties of Local Highway Officials Training conducted by Cornell Local Roads on March 30, 2016 in Penn Yan, NY at a cost of \$50.00 each with the expense being funded by General A5010.4 and DB5142.4 accounts.

RESOLUTION #59-16

AUTHORIZE HIGHWAY SUPERINTENDENT TO ADVERTISE FOR GRAVEL CRUSHING

On a motion of Councilor Jones, seconded by Councilor Parson, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
 Nays 0

WHEREAS, funds were approved within the 5110.4 of the Highway DB budget for the purpose of crushing gravel; and

WHEREAS, the Highway Superintendent wishes to have such task completed in the summer of 2016.

Now, Therefore, Be It Resolved, that the Town Board authorizes the Highway Superintendent to place an ad in the Town's Official Newspaper for the purpose of receiving sealed bids for the crushing of gravel at the Town-owned gravel pit, (located at 2672 Guyanoga Road, Penn Yan, NY).

RESOLUTION #60-16

AUTHORIZE EXPENDITURES BY SUPERINTENDENT OF HIGHWAY SUPERINTENDENT WITHOUT PRIOR TOWN BOARD APPROVAL

On a motion of Councilor Jones, seconded by Councilor Dinehart, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
 Nays 0

WHEREAS, Section 142, Subd. 1(a) of the Highway Law authorizes the Town Board to adopt a resolution permitting the Town Superintendent of Highways to purchase equipment, tools, and implements without prior approval of the Town Board in an amount to be fixed by it from time to time; and

WHEREAS, it is determined by this Board to be reasonable and proper and in the best interest of the efficient functioning of the Highway Department that the Town Superintendent of Highways of the Town be granted permission to purchase such items without prior approval in an amount not to exceed \$85,000.00.

Now, Therefore, Be It Resolved, that the Town Superintendent of Highways be and he hereby is authorized to spend an amount not to excess \$85,000.00 for the purchase of equipment, tools, and implements without prior approval of this Board; and

Be It Further Resolved prior approval of the Highway Committee is required; and

Be It Further Resolved, that the authorization hereinabove granted shall be construed meaning that the total amount of all such items purchased by the Highway Superintendent shall not exceed the amount of \$85,000.00 in the fiscal year 2016 budget account code DB5130.2.

RESOLUTION #61-16

AUTHORIZING THE TOWN OF JERUSALEM HIGHWAY SUPERINTENDENT TO GET RFPs FOR A NEW RUBBER ROOF FOR THE HIGHWAY BARNs

On a motion of Councilor Jones, seconded by Councilor Parson, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
 Nays 0

WHEREAS, Public works contracts over \$30,000.00 shall be governed by section 103 of the NEW YORK STATE GENERAL MUNICIPAL LAW, which deals with advertising for bids and offers; letting of contracts; criminal conspiracies; Now, therefore, be it

RESOLVED that the Highway Superintendent be authorized to advertise in the Towns official newspaper for sealed bids for a rubber roof for the Town of Jerusalem Highway barns.

RESOLUTION #62-16

NEW YORK STATE OFFICE OF GENERAL SERVICES PROCUREMENT SERVICES TRAINING - HIGHWAY AND KPSW

On a motion of Councilor Jones, seconded by Councilor Parson, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
 Nays 0

Whereas; New York State Office of General Services is offering training on using the new State Contracts on April 19th in Syracuse at the Upstate Medical, Weiskotten Hall;

Whereas; the training would be beneficial for both the Highway and Keuka Park Water/Sewer Departments;

Whereas; the training session is being provided at no cost;

Therefore be it resolved to authorize Carrie Wheeler from the Water/Sewer Department and Highway Superintendent Rob Martin/ Highway Superintendent to attend the training on April 19, 2016.

RESOLUTION #63-16

New York Rural Water Association's 37TH Annual Technical Conference & Exhibition 2016

On a motion of Councilor Jones, seconded by Councilor Anderson, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Parson
 Nays 0

Whereas; New York Rural Water Association's is hosting the 37th Annual Technical Conference & Exhibition May 16, 2016 through May 19, 2016 at the Lake Placid Conference Center in Lake Placid, New York;

Whereas; accreditation of operator contact hours will be given for attendance;

Whereas operator contact hours are a requirement of the NYS Department of Health for recertification;

Whereas; training is included in the 2016 Water / Sewer budgets;

Therefore be it resolved to authorize attendance of (1) person from the Water / Sewer Department to attend the New York Rural Water Association's 37th Annual Technical Conference & Exhibition May 16-19, 2016 including hotel accommodations for a cost not to exceed \$850.00.

RESOLUTION #64-16

FINGER LAKES WATER WORKS SPRING WORKSHOP

On a motion of Councilor Jones, seconded by Councilor Anderson, the

following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
Nays 0

Whereas; Finger Lakes Water Works Conference is hosting the Spring Meeting at Harbor Hotel located at 16 N. Franklin Street, Watkins Glen, NY on April 7, 2016;

Whereas; the cost for a pre-paid, pre-registered 2016 Conference Member is \$25.00/person;

Whereas; accreditation of contact hours will be given for attendance;

Whereas; operator contact hours are a requirement of the NYS Department of Health for recertification; and

Whereas; instruction and training expenses were approved in the 2016 budget; now,

Therefore be it resolved to authorize attendance of up to (2) person(s) from Water / Sewer Department to attend the Finger Lakes Water Works Conference Spring Workshop Meeting at a cost of \$25.00/person. This expense to be funded 70% from the 8340 and 30% by 8120.

RESOLUTION #65-16

AUTHORIZE SUPERVISOR TO PURCHASE COFFEE POT

On a motion of Councilor Anderson, seconded by Councilor Parson, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
Nays 0

Resolved the Supervisor be authorized to replace the coffee pot at the Town Hall that was damaged in the recent storm with a Mr. Coffee 12-cup from Amazon.com in an amount not-to-exceed \$100.00.

RESOLUTION #66-16

AUTHORIZE SUPERVISOR TO PURCHASE OFFICE CHAIRS

On a motion of Supervisor Killen, seconded by Councilor Parson, the following was

ADOPTED Ayes 5 Anderson, Dinehart, Jones, Killen, Parson
Nays 0

Resolved the Supervisor be authorized to replace nine (9) office chairs for use at the Town Hall from Long's in an amount not-to-exceed \$1,890.00.

RESOLUTION #67-16

MOVE TO EXECUTIVE SESSION

On a motion of Supervisor Killen, seconded by Councilor Parson, the following was

ADOPTED	Ayes	5	Anderson, Dinehart, Jones, Killen, Parson
	Nays	0	

Resolved that this meeting be interrupted to enter into Executive Session to discuss Personnel Filed Complaint following a five minute recess.

The following information was provided by Councilor Jones:

The Executive Session convened at 8:31 P.M.

RESOLUTION #68-16

RETURN TO REGULAR SESSION

On a motion of Supervisor Killen, seconded by Councilor Parson, the following was

ADOPTED	Ayes	5	Anderson, Dinehart, Jones, Killen, Parson
	Nays	0	

Resolved that the Board return to regular session.

The Board reconvened in regular session at 9:51 P.M.

RESOLUTION #69-16

PERSONNEL COMPLAINT REVIEW

On a motion of Councilor Jones, seconded by Councilor Dinehart, the following was

ADOPTED	Ayes	5	Anderson, Dinehart, Jones, Killen, Parson
	Nays	0	

Whereas on December 23 Supervisor Killen received a complaint from Vernon Brand, Assessor, accusing Town Board member Gary Dinehart of harassment and concern that Town Clerk Sheila McMichael appeared to be watching him to determine what time he was leaving the office; and

Whereas the Board determined the complaint to be unfounded; now,

Therefore a letter stating the complaint was unfounded will be placed in Vernon's personnel file and Councilor Dinehart requested a copy be also placed in his personnel file.

With there being no further business, the meeting was adjourned at 9:56 P.M.

Jerusalem Town Board Meeting
March 16, 2016

Sheila McMichael, Town Clerk

Local Law 2 of 2016
A Local Law Amending the Town of Jerusalem Zoning Ordinance

Section 1. Section 160-5 (Terms defined) of The Town of Jerusalem Zoning Ordinance is hereby amended with the deletion of the existing definitions of “Accessory Use”, “Agriculture”, “Coverage”, “Farm” and “Structure” and the insertion of new definitions of each to read as follows:

ACCESSORY USE – A use customarily incidental to the principal use of a building. In buildings restricted to a residential use, the office of a professional person, customary family occupations and workshops not conducted for compensation shall be deemed "accessory uses."

AGRICULTURE – The production of crops, and/or livestock and livestock products, as those terms are defined at Section 301 of the New York State Agriculture and Markets Law.

COVERAGE – That percentage of the plot or lot area covered by the buildings or structures, including accessory buildings and structures. All buildings and structures will count towards coverage and all portions of each building and structure shall be taken into consideration, including the open porches, decks and steps.

FARM – The land, buildings and farm residential buildings used for the production of agricultural products as defined at Section 301 of the New York State Agriculture and Markets Law.

STRUCTURE – Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, including, but not limited to, retaining walls over 4 feet in height.

Section 2. Section 160-5 (Terms defined) of The Town of Jerusalem Zoning Ordinance is hereby amended with the insertion of new definitions (said new definitions to be inserted alphabetically) to read as follows:

BREWERY – Shall have the definition as set forth in the New York State Alcoholic Beverage Control Law, as amended.

DISTILLERY – Shall have the definition as set forth in the New York State Alcoholic Beverage Control Law, as amended.

RESTAURANT – A business where food is prepared for, served to, sold to and consumed by patrons seated within an enclosed building or on the premises.

WINERY – Shall have the definition as set forth in the New York State Alcoholic Beverage Control Law, as amended.

Section 3. Paragraph A of Section 160-13 (General lot and use regulations) of The Town of Jerusalem Zoning Ordinance is hereby deleted and a new Paragraph A is inserted in its place to read as follows:

A. Except as may be permitted pursuant to section 160-27 (Off-season boat, vehicle and camper storage), Article XII (Large Scale Multiple Dwelling Developments) and Article XXII (Townhouses), no lot shall have erected upon it more than one principal building. No yard or other open space provided about any building for the purpose of complying with the provisions of this chapter shall be considered to provide a yard or open space for any other building.

Section 4. Section 160-18 (Permitted uses and structures) of The Town of Jerusalem Zoning Ordinance is hereby amended with the insertion of new Paragraphs H, I, J, K and L as follows:

H. Farm markets located in a county adopted, State certified agricultural district under Article 25-AA of the of the New York State Agriculture and Markets Law that are intended to sell products predominantly grown on the farm.

I. Migrant labor camps, provided that they comply with all applicable federal, state and local regulations.

J. On-farm wind energy systems erected and installed for the purpose of supplementing a farm's energy need, excluding the farm residence, of a farm operation located within a county adopted, State certified agricultural district under Article 25-AA of the of the New York State Agriculture and Markets Law.

K. Nurseries and Greenhouses in a county adopted, State certified agricultural district under Article 25-AA of the New York State Agriculture and Markets Law.

L. Wineries, Breweries and Distilleries.

Section 5. Section 160-20 (Special Uses) of The Town of Jerusalem Zoning Ordinance is hereby amended as follows:

1. Paragraph A is hereby deleted; and
2. Paragraphs B, C, D, E, F, G, H, I, J, K and L are hereby relettered as Paragraphs A, B, C, D, E, F, G, H, I, J, and K respectively; and
3. A new Paragraph L shall hereby be inserted to read as follows:

L. Restaurant or Café associated with a winery, brewery or distillery. See §160-27.2.

Section 6. Paragraph C of Section 160-21 (Area, yard and height restrictions; building coverage) of The Town of Jerusalem Zoning Ordinance is hereby deleted and a new Paragraph C is inserted in its place to read as follows:

C. Maximum lot coverage. No lot coverage shall exceed 20%.

Section 7. Paragraph C of Section 160-23 (Excavation Operation) is hereby amended with the insertion of the following sentence at the end of the existing Paragraph C:

A plan for storage and disposal of hazardous materials and waste materials, antifreeze, etc. from equipment used, serviced and/or stored on site shall be submitted with the special use request.

Section 8. Section 160-27 is hereby retitled to read, “Off-season boat, vehicle and camper storage”.

Section 9. Paragraph A, Paragraph C, Paragraph D, Paragraph E, the opening sentence of Paragraph F and Paragraph G of Section 160-27 (Off-season boat, vehicle and/or camper storage) of The Town of Jerusalem Zoning Ordinance are hereby deleted and a new Paragraph A, Paragraph C, Paragraph D, Paragraph E, opening sentence of Paragraph F and Paragraph G are hereby inserted in their place to read as follows:

A. No more than one building devoted to off-season boat, vehicle and/or camper storage is allowed on lots of one acre or less. On lots in excess of one acre there may be as many buildings devoted to off-season boat, vehicle and/or camper storage as the lot will accommodate. In both cases all applicable standards contained in this chapter 160 must be satisfied.

C. Every such building shall be used only for the off-season boat, vehicle and/or camper storage and uses customarily related to agriculture.

D. Boats, vehicles and campers shall be stored inside the walls.

E. The dimensions of buildings constructed or substantially altered after the effective date of the local law enacting this new Paragraph E, which are to be used for off-season boat, vehicle and/or camper storage, shall not exceed thirty-five feet in height and 9000 square feet in horizontal area.

F. No boat, vehicle and/or camper storage structure shall be closer than:

G. Servicing of boats, vehicles and campers shall include only storage-related maintenance, not repairs or storage of parts and accessories for resale nor sale of new or used boats, vehicles and/or campers.

Section 10. Paragraph H of Section 160-27 (Off-season boat, vehicle and/or camper storage) of The Town of Jerusalem Zoning Ordinance is hereby deleted and Paragraphs I, J, K, L, M and N are hereby relettered as Paragraphs H, I, J, K, L and M, respectively.

Section 11. Section 160-27 (Off-season boat, vehicle and/or camper storage) of The Town of Jerusalem Zoning Ordinance is hereby amended with the deletion of Paragraph O and with the insertion of a new Paragraph N to read as follows:

N. All buildings under use for off-season boat, vehicle and/or camper storage as such shall be required to meet the minimum standards of the Uniform Fire Prevention and Building Code. Furthermore, buildings listed on the permit under this special use are subject to an annual inspection for this purpose, with an inspection fee determined by the Jerusalem Town Board. If there is a report of a violation, the Code Enforcement Officer may conduct additional inspections as needed to investigate the violation.

Section 12. Article V (Agricultural-Residential (AGR) Use District) of The Town of Jerusalem Zoning Ordinance is hereby amended with the insertion of a new section 160-27.2 to read as follows:

§ 160-27.2 Restaurant associated with a winery, brewery or distillery.

Under this special use, a small restaurant or café business may be a part of a winery, brewery or distillery provided it meets the following conditions:

- A. Such a restaurant shall be 1000 sq. ft. or less in area, shall have a seating capacity not to exceed 50 people and shall not be considered to be of a wholesale food preparation character.
- B. The winery, brewery or distillery with which the restaurant is associated shall sell and serve on site its own wines, beers or spirits, as applicable.
- C. The winery, brewery or distillery with which the restaurant is associated shall use local products in the manufacturing of its products and shall be licensed by the New York State Liquor Authority.
- D. The restaurant shall be open during, and not to exceed, the normal operating hours of the winery, brewery or distillery.
- E. Parking spaces shall be available at a rate of 1 space per 50 ft. of serving space in the restaurant. There shall be adequate ingress and egress lanes (wide enough, open view of road, etc.) from the parking lot of the business.
- F. The use shall be compatible with the general character of the Town, the Agricultural – Residential district and with nearby developments.
- G. The use shall be designed, located and proposed to be for the advantage of the health, safety, welfare and convenience of the public.

Section 13. Paragraph D of Section 160-30 (Area, yard and height restrictions; building coverage) of The Town of Jerusalem Zoning Ordinance is hereby deleted and a new Paragraph D is inserted in its place to read as follows:

D. Maximum lot coverage. No lot coverage shall exceed 20%.

Section 14. Paragraph D of Section 160-33 (Area, yard and height restrictions; building coverage) of The Town of Jerusalem Zoning Ordinance is hereby deleted and a new Paragraph D is inserted in its place to read as follows:

D. Maximum lot coverage. No lot coverage shall exceed 20%.

Section 15. Paragraph D of Section 160-33.3 (Area, yard and height restrictions; building coverage) of The Town of Jerusalem Zoning Ordinance is hereby deleted and a new Paragraph D is inserted in its place to read as follows:

D. Maximum lot coverage. No lot coverage shall exceed 30%.

Section 16. Paragraph C of Section 160-36 (Area, yard and height restrictions; building coverage) of The Town of Jerusalem Zoning Ordinance is hereby deleted and a new Paragraph C is inserted in its place to read as follows:

C. Maximum lot coverage. No lot coverage shall exceed 20%.

Section 17. Paragraph C of Section 160-37.3 (Area, setback and height restrictions; building coverage) of The Town of Jerusalem Zoning Ordinance is hereby deleted and a new Paragraph C is inserted in its place to read as follows:

C. Maximum lot coverage. No lot coverage shall exceed 20%.

Section 18. Paragraph C of Section 160-134 (Dimensional rules) of The Town of Jerusalem Zoning Ordinance is hereby deleted and a new Paragraph C is inserted in its place to read as follows:

C. Maximum project site coverage. No project site coverage shall exceed 20%.

Section 19. Severability

If any clause, sentence, paragraph, section or part of this local law or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part of this local law or in its application to the person, individual, firm or corporation or circumstance directly involved in the controversy in which such judgment or order shall be rendered.

Section 20. Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.

Attachment 2

Data Collection Example:

- 1] Pull PRC <property record card(s)> from file cabinet <sorted by Tax Map # for a street
- WRITE ADDRESS ON PRC FOLDER AND SORT BY STREET/# ADDRESS
WHEN RPS AND PRC DATA IS ENTERED
-PUT A SMALL GREEN DOT" "●" " ON FOLDER NEXT TO ADDRESS WHICH INDICATED FOLDER IS UP TO DATE, SKETCHES DONE ON APEX, RPS UPDASTED, PRC UPDATED FOR COND, IMPRVS +/-, ETC....
-FILE FOLDER AWAY, WHEN PULLING STREETS USE THE DC BOOK FOR
- 2] Re-order Street by Address No. to begin data collection in field.
- 3]review existing file records to prep for field
-check for 1974 or 1984 sketch
-check for stamped survey for property structure and dimensions
-check for new property record, if one is not in folder print new one on cardstock
- 4] Refer to Pictures Log book to check for recent pix, if not then take a min. of two pix; one ft. view and one side view shot, rear shot if possible.
- 5]Go to street and review/compare inventory <meaning review house, any out buildings structures or whatever is attached to existing house .Make notes for adj. for additions or removal of improvements, document on PRC
- 6] Draw rough sketch if one is not available in file, add/remove improvements as needed to sketch and document.
- 7] Verify house dim.<using tape or wheel> and/or major structure <i.e. 2 sty garage> condition and document on PRC
- 8] Compare any existing sketches with rough sketch, pictures taken and use pictometry to measure or compare dim. for any major changes.
- 9] Check TSL database <dB> and Wags dB for any prior or existing permits to confirm any changes, add to RPS and file PRC if needed.
- 10] Use sketch software to draw/calculate dimensions, file on copy in folder and use the other pix onto PRC.
- File is now ready for Assessor review, which involves cost depreciation, modeling and sales comparison method to formulate value.