

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

January 5th, 2017

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, January 5th, 2017, and called to order with the Pledge to the Flag at 7:00pm by Chairman Tim Cutler.

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

Others Present: Angelo Licciardello Jr., Bill Grove, Angelo Licciardello, Sal Licciardello, Steve Schmidt/Fire Chief, Rob Martin/YCHS, Pete Townsend, Parker Reynolds, Zac DeVoe/CEO, Paul Anderson/Town Liaison.

Minutes: December 1st, 2016 Minutes

A motion was made by Pritchard to approve the minutes of the December meeting as amended. The motion was seconded by Wheeler and approved. Gridley abstained.

Modifications to Agenda:

Discuss building permit requests from Keuka College

Presentations:

- a). Preliminary Review of Licciardello Steep Slope Application – 8242 East Bluff Drive, Penn Yan

Bill Grove/Engineer and Angelo Licciardello/property owner presented their plan for the development of the upland portion of the property to include a main house and a second lot with a chalet. In order to access this portion of the property a private road would be necessary. These issues were discussed:

- the existing driveway would need to be widened
- the area of disturbance is just under an acre
- the steepness of the current driveway poses a challenge
- an emergency vehicle turnaround is not provided
- the substantial cost of a road that would provide a turnaround
- could the existing driveway be improved enough
- not received official response from YCSW, still need detail of drainage at entrance of driveway. Surveyor is working on existing grades
- neighboring property line is alongside the existing driveway, he owns on other side
- a culvert already exists beneath the driveway that directs the water to an existing creek on this property
- regardless of when property is developed, driveway would still need to be improved to a private road
- proposed lot for chalet is conforming at .46 acres

Mr. Grove asked what options existed that would not require a private road and If only the main house were built could there just be a driveway. Mr. Licciardello commented that there are existing driveways that are steeper than his along East Bluff Drive.

There was discussion regarding the difficulty that emergency vehicles would have in accessing homes due to the steepness and curve of the road. Fire Chief Steve Schmidt expressed concern with his inability to get a fire truck up the road. Rubin questioned whether it would be negligent on the part of the town to approve a structure to be built in a location that is potentially inaccessible. Mr. Licciardello stated that he would sign-off on the Town having any liability for providing emergency services.

Copies of the 2015 International Fire Code were supplied. Driveway specifications in the Town Code are less stringent than for private roads but vehicle access for emergency vehicles (fire & EMS) is important. A risk is involved if firetrucks can't reach the location of the emergency.

Mr. Grove explained that he initially designed the road to be 10ft wide until he realized the width needed to be 15ft to be a private road. There is so much impact to the site going from 10ft to 15ft that to go to 20ft would be near impossible due to the slope of the side hill. He inquired whether the 20ft width is a requirement or a recommendation. The town code says 15ft of drivable surface is required for a private drive however; the town code standards would be obsolete based on the fire code.

Cutler said that he built a much bigger driveway in terms of length and slope than he would have based on the fire code. If emergency vehicles were not able to get to the house, he was told he would not be able to obtain insurance. The town code may need to be rewritten so that it fits within the fire code.

Fire/retention ponds are still used for fire prevention. Private Wells are not used. Mr. Licciardello said he could put in a fire hydrant and a sprinkler system. The driveway/road is between 300ft and 500ft long. The International Fire Code states the access road should be within 150ft of a building.

Accessing the property off of Vine Road was discussed as well as reducing the curve at the top of the driveway/road. The property is less steep off of Vine Road but a substantial amount of trees would need to be cleared to develop the driveway. Feedback from YCSW would be necessary. Mr. Licciardello asked if he put in a sprinkler system whether the driveway/road issue would be moot. Fire Chief Schmidt responded that he would need to research the sprinkler code before commenting. Mr. Grove would like to see if they could get approval for widening the driveway to 20ft at the curve.

Sewer & Water concerns/comments include:

- whether there would be sprinklers (unsure at that time)
- water pressure is OK for residential service (not checked if OK for sprinklers)
- minimum depth for sewer lateral is 54"
- sewer easements to come up the North property line

Soil & Water concerns/comments include:

- add intermittent rows of silt fencing
- concerns about existing trench drain across the driveway
- more detail on retaining wall

- more detail on driveway entrance
- plan for trench's that run down property
- foundation plan for chalet (on piers)
- detail on turnaround at end of the driveway/road
- required cross sections of driveway/private road

Pritchard suggested additional trench drains along the driveway/road to pitch the water away from the road. It's not a requirement but helps with heavy storms. YCSW needs to approve the final plan.

Mr. Licciardello requested Mr. Schmidt meet him at the property to look at different options; they will be meeting there in the near future.

It was requested of the Planning Board that a letter be sent to the Highway Department detailing why a driveway rather than a private road was approved, if that is the outcome.

b). Parker Reynolds – Seasonal RV input to Comprehensive Plan

Currently, there is no basis in the Comprehensive Plan to allow Mr. Reynolds to submit an application to the Zoning Board for a special use permit for having seasonal RV's versus residential mobile homes. According to Zoning Code, there has to be 600ft of living space. This stipulation rules out campers.

Mr. Reynolds does not plan to eliminate all the permanent tenants but as they get older they are leaving. He has had 1 lot available for several years and 2 mobile homes are for sale. The lot sizes are small compared to today's standards since they were constructed around 1960 when mobile homes were 8' & 10' wide and 50' long. Newer mobile homes are 14'-16' wide and around 74' long making them hard to maneuver in the Park. RV owners have expressed interest in parking their travel homes there for the summer and this could be a way to fill the unused spaces. He is not looking for weekly rentals but for summer/seasonal use. This could fill a need for the Keuka Lake area.

In the future, when the full-size mobile homes leave he would like to promote the sites. Keuka Vista Trailer Park has 12 sites but 1 has been eliminated due to it being close to neighbors. If needed, the utilities could be hooked-up again and the site could be rented.

Old Business:

a). Kline Steep Slope Application – 1855 West Lake Road, Penn Yan

After the PB met in December there was a meeting with involved parties at the West Lake Road location. Attendees toured the site and given all the concerns expressed during the meeting, the Yates County Highway Department was comfortable with the methods that are part of the plan for the excavation and the shoring-up of the walls. Dave Hartman expressed confidence with Pete Townsend as the bonded contractor due to his experience with the area and this type of site. The previously discussed issues were resolved and it ended up being similar to a pre-construction meeting.

There is an existing retaining wall near the house and the plan is to remove it and replace it with 2 retaining walls. The road will be extended to create 3 parking spaces. The County has plans to widen the road on the other side but there is no set date for this project.

The following corrections should be made to the SEQR:

- #9 is NA
- #10 should be No, landscaping
- #11 should be No, landscaping
- #13a should be Yes
- #14 should include suburban

SEQR Part 2/Impact Assessment:

- #10 is Moderate but mitigated by the Site Plan

The SEQR was reviewed line by line and was determined to have a Negative Declaration. Wheeler made the motion that the Steep Slopes Application be approved with conditions. It was seconded by Gridley and approved as corrected. All were in favor. Wheeler made the motion to approve the Site Plan. It was seconded by Rubin and approved. All were in favor.

The Steep Slopes Conditions are listed at the end of the minutes. There will be a pre-construction meeting prior to the beginning of construction.

New Business:

Building permit requests from Keuka College

At the October 1st, 2015 Planning Board Meeting the Board went on record stating that there will be no more permits issued for expansion until Keuka College does a Comprehensive Storm Water Management Plan for Keuka College properties. The Board's concern is with anything on campus that impacts storm water. It would be beneficial to everyone if every opportunity is taken to convey to the College that the Town is looking forward to having the plan completed.

Property in the 4000 block of West Bluff Drive

During the December PB meeting Wheeler had brought to the Town's attention that he saw work being done to the property but did not see a building permit posted. DeVoe explained that they do have a permit and the location should have had a steep slopes application. In the future he will be sure to steer the applicant in that direction when necessary. Rick Ayers has been to the site and DeVoe is staying on top of the construction process by visiting the site every 3 days. The Diversified Company is the contractor.

Keuka College Parking

DeVoe is working with the College to help them understand Town parking requirements. The College uses the Davis lot to reach their required spaces but the lot is under-utilized due to its distance from the main buildings. A parking shuttle could help encourage student use of the lot.

Fire Code

There has been a lot of concern expressed by many people. Based upon the research done by DeVoe the fire code/road issue needs to be updated.

Committee Reports:

- A. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- B. Branchport Hamlet (J. Gruschow – Chair) No Report
- C. Solar Advisory Committee (T. Cutler, Chair) Public Hearing is scheduled for 1/18/17. The final draft of the code is posted on the Town website.
- D. Comprehensive Plan Review Committee (T. Cutler) PB is responsible for updating the comprehensive plan in 2017 since it has been 10 years since the previous version was completed.
- E. Town Board Liaison (P. Anderson/G. Dinehart) No Report

Announcements:

None

Adjournment:

At 9:11pm Gridley made a motion to adjourn the meeting, seconded by Wheeler. All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary

The TOJ Planning Board grants approval of the **Steep Slope Application # 06-2016** (dated **1-6-2017**) 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 TOJ CEO, Rep from TOJ Sewer & Water and contractor. 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 sediment control measures when satisfactory stabilization has occurred and vegetation is established.
- 9) 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.
- 10) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.