

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

October 5, 2017

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, October 5, 2017 and called to order with the Pledge to the Flag at 6:56pm by Chairman Tim Cutler.

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

**Others Present:** Andy Ribble, Brian Ribble, Ivan Martin, Daryl Jones/Town Board Liaison.

**Minutes:** September 7, 2017 Minutes

A motion was made by R. Rubin to approve the minutes of the September meeting as modified. The motion was seconded by J. Gruschow and approved. D. Gridley abstained.

**Modifications to Agenda:**

None

**Public Presentation:**

a). Ivan W. Martin Site Plan for Special Use #1106 – 2297 Yatesville Rd, Penn Yan

Mr. Martin would like to renovate a portion of the existing interior structure of his home to be used as a retail space for the sale of clocks, books, cookware, optics and the repair of clocks and accordions in addition to some mail order business. At this point he plans on being open until 5pm 3 to 4 days a week. He expects very little traffic and will start out with 2 parking spaces but could have an additional 3 spaces near the barn.

T. Pritchard complimented Mr. Martin on his thoroughness in filling out his application.

Page 2 of Part 1 of the SEQR was missing from the application packet so Chairman Cutler went directly to Part 2 of the SEQR. He will check with E. Nesbit regarding the missing page.

SEQR Part 2/Impact Assessment:

All questions were answered “No, or small impact may occur”.

The SEQR/Part 2 was reviewed line by line and was determined to have a Negative Declaration. T. Pritchard made the motion that the SEQR be approved. It was seconded by R. Rubin and approved. All were in favor. T. Pritchard made the motion to approve the Site Plan. It was seconded by D. Gridley and approved. All were in favor.

b) Brian & Andy Ribble – Sketch Plan Discussion – Skyline Drive, Penn Yan

Andy and Brian Ribble own a septic company in Penn Yan. They are considering the purchase of 18 acres on Skyline Drive to relocate their business to. They are bringing this to the Planning Board in an effort to be made aware of any objections or problems the Planning Board foresees with the moving of this business to the Skyline Drive location.

It will not be a retail business but will consist of a pole barn to house material and trucks with some offices and a full-time secretary. The structure would be at the back of the property with the balance of the property remaining as woods or fields that possibly could be sold as lots in the future. They would have a sign to help identify their location. There are no plans to build anything soon but they need a plan in case their current location is sold.

The property is zoned Ag/Res so they would need to go to the Zoning Board to obtain a Special Use Permit. At this point, there is no timeline for moving the business; the move would be predicated by the sale of their Penn Yan property. They do not plan on filing for a Special Use Permit at this time since it is good for 1 year and they do not have a set date.

The consensus of the Planning Board is that there are no obvious obstacles at this time.

**New Business:**

None

**Old Business:**

Update on Licciardello project on East Bluff Drive

Several conversations have been had with Mr. Licciardello over the past week. The Planning Board has notified the Town Board and Mr. Licciardello that the PB does not have the authority to approve the modified site plan because the driveway cuts across the abutting neighbors' right-of-way as indicated on official surveys and deed maps that are on file with the County. The Jerusalem Town Board supports the decision of the Planning Board and is not willing to support the modified site plan as well.

The Town Attorney was consulted and he responded that the decision is up to the Planning Board. The Planning Board believes approval would set a precedent. The cost of having the Town Attorney research this issue would most likely be reimbursable under the terms of the Steep Slopes Agreement.

The solution to the driveway issue can be addressed through the excavation and regrading of the property following the original driveway location on the approved site plan. Another option is to have emergency access from Vine Road where the slope is more manageable.

**Committee Reports:**

- A. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- B. Branchport Hamlet (J. Gruschow – Chair) Tom Walters will be sponsoring a sign that will be placed on Guyanoga Road. Potential placement would be near the ‘Deaf Child’ sign on the west side of the road.
- C. Comprehensive Plan Review Committee (T. Cutler - Chair) The committee continues to meet as they work toward putting together a survey for residents.
- D. Town Board Liaison (D. Jones/G. Dinehart) No Report

**Announcements:**

None

**Adjournment:**

At 7:51pm J. Gruschow made a motion to adjourn the meeting and it was seconded by T. Pritchard. All were in favor.

Respectfully Submitted,  
Janet Micnerski/Recording Secretary