

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

December 7, 2017

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

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

**Others Present:** Daniel C. Hackett, Albert & Leslie Troisi.

**Minutes:** November 2, 2017 Minutes

A motion was made by R. Rubin to approve the minutes of the November meeting as modified. The motion was seconded by P. Zorovich and approved. T. Cutler and T. Pritchard abstained.

**Modifications to Agenda:**

Update on Revised Steep Slope Plan for English - Application #06-2017 in Old Business

**Public Presentation:**

a). Site Plan for Special Use Application #1110 – 3450 Esperanza Rd, Keuka Park

Mr. and Mrs. Troisi would like to rent out their property for events. There would be no more than 3 per weekend with a limit of 125 guests per event. It will be a seasonal (April 1<sup>st</sup> – Sept. 30<sup>th</sup>) banquet facility with events ending by dusk. Contractor, Vernan Martin obtained a permit and has already constructed a 40' x 40' over-hang. In addition to signage there will be a parking attendant present during events to help keep cars away from neighbor's property. Signs will be 18" x 18" in size. The 2-stall Sanitary Station being purchased can handle up to 280 people per event and will be evacuated each week. Neighbors have been made aware of what is being proposed.

R. Rubin expressed concern regarding the Site Plan not having all the requirements necessary for approval. There should be a schematic that would show exterior lighting, parking arrangement and water run-off. He is also concerned about whether they live on a private road rather than a shared driveway; Z. DeVoe will need to look into this.

D. Gridley asked about sign locations and the number of parking spaces that will be available. She is also concerned with parking area run-off. Mrs. Troisi responded that the driveway is a deeded right-of-way and attendees will not be passing any houses since they will be parking prior to reaching the neighbor's property.

Chairman Cutler explained that the site plan should include:

- what type and where lights would be located (possibly LED lights)
  - the number of parking spaces to be provided and how the area would be finished
  - if there are drainage requirements how would they be addressed
  - have Z. DeVoe review the private road vs. driveway issue
  - if there are any fire/safety issues
- a Site Plan and SEQR Review will be required

The above issues were discussed with Mr. & Mrs. Troisi and the application will be tabled until the issues have been addressed.

b) Jim & Julie Schwartz – Steep Slope App. #12-2017 – 11097 E. Bluff Drive, Penn Yan

Daniel Hackett/Landscape Architect presented information for Jim & Julie Schwartz/ Home-owners. They have an existing timber retaining wall that needs to be replaced and they would like more recreational area near the water. The current set of stairs is built incorrectly so they want to replace them with a set that will get them to the lake safely. The corrected set of plans has been given to R. Ayers and he has issued a letter stating he has no issues. No DEC permit will be necessary.

There will be some excavation on the North side and some earth will be removed from the site. Run-off will go directly into clean stone underneath the patio.

The following corrections should be made to Part 1 of the SEQR:

- #4 should include “Aquatic”
- #9 should read “NA”
- #10 should read “NA”
- #11 should read “NA”

SEQR Part 2/Impact Assessment:

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

The SEQR 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 P. Zorovich and approved. All were in favor. D. Gridley made the motion to approve the Site Plan. It was seconded by T. Pritchard and approved. All were in favor.

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

**New Business:**

None

**Old Business:**

- a). Update on Licciardello project on East Bluff Drive - -No Update
- b). English Steep Slope App. #06-2017 has received approvals from R. Ayers and R. Martin per stipulation at the August 2017 meeting.

**Committee Reports:**

- A. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- B. Branchport Hamlet (J. Gruschow – Chair) No Report
- C. Comprehensive Plan Review Committee (T. Cutler - Chair) Work continues on putting together a new survey that will be sent to the Planning and Town Boards in an effort to obtain feedback. The plan is to send it out in the first quarter of 2018. He has been meeting with different communities so that the new Comprehensive Plan could potentially include the future of the communities from the town's perspective. The goal is to be proactive.
- D. Town Board Liaison (D. Jones/G. Dinehart) No Report

**Announcements:**

A 2018 meeting schedule was distributed that includes referral dates.

**Adjournment:**

At 8:40pm D. Gridley made a motion to adjourn the meeting and it was seconded by T. Pritchard. All were in favor.

Respectfully Submitted,  
Janet Micnerski/Recording Secretary

The TOJ Planning Board grants approval of the Steep Slope Application # 12-2017 (dated 12-12-2017) subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the final site and 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 Highway Department, Rep from YC Soil & Water, TOJ Planning Board Chair or alternate representative 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 control measures 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.