

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

June 7, 2018

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, June 7, 2018 and called to order with the Pledge to the Flag at 7:00pm by Vice-Chairman Jennifer Gruschow.

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

Others Present: Matthew Sensenig, Ron Stanley, Zac DeVoe and Jaime Sisson.

Minutes: May 3rd, 2018 Minutes

Approval of the May 3, 2018 was tabled until the July meeting due to lack of Board majority.

Modifications to Agenda:

Discuss Keuka College permits

Public Presentation:

- a) Steep Slopes #05-2018 for Randy Ferreira property at 2579 NYS Rte. 54A

Mr. Ron Stanley/Engineer reported that Mr. R. Ferreira would like to construct a one-story concrete boat house in a steep slope area of his property. The roof of the structure will be used as a patio. YCS&W had 1 concern and it has been addressed: the mean high water mark has been identified.

Concern was expressed regarding run-off so Mr. Stanley said gutters can be used to direct the water away from the lake. Any run-off that did occur would be filtered through stone before it got to the lake.

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

- #11 should include 'No facilities present'
- #17 should be checked 'YES'

SEQR Part 2/Impact Assessment:

- All questions were checked 'No, or small impact may occur'

The SEQR was reviewed line by line and was determined to have a Negative Declaration. P. Zorovich made the motion that the SEQR be approved. It was seconded by T. Pritchard and approved. T. Pritchard made the motion to approve the Site Plan subject to the conditions. It was seconded by D. Gridley 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.

b) Site Plan Review, Application #1133 - Kennel, 2203 Italy Friend Rd, Penn Yan

Mr. Matthew Sensenig would like to construct a 16' x 24' building to house a kennel with 12 large breed females. Each stall will include a pass-through to an outside grassy yard. The steel sided building will be insulated and include a heated concrete floor. There will not be a sign on the road. Eastview Veterinary Clinic has agreed to work with him to provide care for the dogs. Mr. Sensenig plans to start with 8 or 9 females and does not plan to ever go over the requested 12. He previously had a NYS license when he resided in Potter. He will continue to run the 20 cow organic dairy currently on his property.

J. Sisson is going to take to the Town Board the issue of kennels:

- and the effects they have on the dogs and the Town.
- what is the impact on the community when a dog purchase doesn't work
- to what extent are the local Humane Societies effected

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

- #1 s/b checked 'NO'
- #2 s/b checked 'YES' and include 'NYS-AG Markets'

- #5a s/b checked 'NO'
- #5b s/b checked 'YES'
- #7 should include 'Yates Transit Bus'
- #8c s/b checked 'NO'
- #17 s/b checked 'YES'

SEQR Part 2/Impact Assessment:

-All questions were checked '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 with changes. It was seconded by P. Zorovich and approved. T. Pritchard made the motion to approve the Site Plan with the below recommendation. It was seconded by J. Wheeler and approved. All were in favor.

The Planning Board recommends that in the future there be no more than the requested 12 breeding females permitted.

Z. DeVoe/CEO will notify PB members when the facilities are ready for a walk-through prior to their opening.

c) Camp Good Days, Sketch Plan Conference – 634 West Lake Rd, Branchport

A motion was made by D. Gridley to table the discussion due to there being no representative available to present their proposal. It was seconded by P. Zorovich and approved.

New Business:

Old Business:

Keuka College will continue to receive building permits for indoor remodeling but until a Storm Water Plan is in place there will be no permits issued for outdoor changes or new structures.

Z. DeVoe/CEO will forward new Finger Lakes Museum permit requests to PB members.

Committee Reports:

- A. Agriculture Advisory Committee (D. Gridley – Chair) NYS is hosting a Webinar on Friday regarding zoning for wineries and breweries.
- B. Branchport Hamlet (J. Gruschow – Chair) No Report
- C. Comprehensive Plan Review Committee (T. Cutler - Chair) No Report
- D. Town Board Liaison (D. Jones/J. Sisson) No Report

Announcements:

Jennifer Gruschow will not be at the July PB Meeting.

Adjournment:

At 8:45pm J. Gruschow made a motion to adjourn the meeting and it was seconded by D. Gridley. All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary

The TOJ Planning Board grants approval of the Steep Slope Application # 05-2018 (dated 4-2-2018) 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 Engineer, TOJ CEO, State DOT, Representative from YCSW, Representative from KP Sewer&Water, 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 State DOT. 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) Do not block road access for neighboring properties.
- 8) Seed, mulch, and water bare ground within 48 hours after construction.
- 9) Remove all construction debris, temporary sentiment and control measures when satisfactory stabilization has occurred and vegetation is established.
- 10) 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.
- 11) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.