

Town of Jerusalem
Planning Board minutes
September 5, 2019

The regular monthly meeting of the Town of Jerusalem Planning Board was held on September 5th 2019 and called to order with the Pledge to the Flag @ 7:00 pm

Roll call – all present

Kerry Hanley

Paul Zorovich

Georgann Farrell

Ron Rubin

Tim Cutler

John Wheeler

Donna Gridley

Others Present: Daryl Jones, Jamie Sisson, Dwight James and Bill Grove

Modifications to Agenda – per Tim - take us back under old business in June minutes related to subdivisions

Prior meeting minutes from August: motion made to approve: by Donna Gridley and 2nd by John Wheeler, approved.

Correction to June minutes from Tim – re-file with Town Clerk

Public Presentations:

(a) Wilbur/Fallon Steep Slope Application – 5529 East Bluff Drive, Keuka Park

Tim – Soil and Water had no specific concerns with site plan

Mr. Grove – shared maps/copies

Donna – said how difficult it is to read the small copies – needed magnifying glass – reduced print – suggestion to put them on different size pages. We need readable copies for board members to review.

Mr. Grove described project and Dwight James builder on this project. Existing structure that sits closer to water than the proposed structure and existing garage that is going to be moved. Not over height or setbacks. There is a small retaining wall on south corner, explained. Two sides of house will act as structural retaining wall. Discussed culvert that is in the way where they want to put the house, will install catch basins, also explained to board. Roof gutters will also be connected. Discussed water runoff.

Donna – questioned run off – Dwight explained his discussion with Rob at the Town of Jerusalem. Bill – trying to get water effectively to the lake without touching bare earth. Donna stated it is about water getting filtered before it hits the lake, she is here to protect the lake. Bill – hard to control that – rain garden or retention pond might be options. Jamie – discussed training he went to for ways to slow water down and cleanse before it hits the lake. Bill – shared catch basins will help with this. Explained and discussed. Dwight – could place deeper. Donna – thanked Bill for listening.

Ron – is pipe coming out of house that is there currently? Bill answered and explained.

Ron – asked about existing sewer grinder pump had to be moved? Bill answered and explained. Shared how it will connect to existing sewer line.

Donna – asked about run off and erosion statement – responsibility to owner and contractor or contractor or owner needs to be clarified.

Tim which is right (AND or OR) or (AND/OR). Bill is not sure.

Donna – did not understand extra blue lines on copy – Bill explained shoreline done by the surveyor and he draws the line. Dwight James, Contractor and Yates Soil and Water will be involved.

Tim asked if there were any other questions – none

Reviewed SEQR and answers – Part 1 is the responsibility of the applicant

#5 – Aquatic needs to be checked and don't check agriculture stated by Ron Rubin

#6 – by Paul Zorovich needs to yes

Tim – if DEC has questions they will let you know.

Part II

Tim – follow thru line by line

Motion for Negative Declaration: made by John Wheeler and 2nd by Paul Zorovich

Site plan motion to approve made: by Ron Rubin and 2nd by Donna Gridley

Steep slope application reviewed by Tim and agreed by planning board – conditions will be attached.

All in favor.

File a notice with the Town of Jerusalem

(b) Steve Coole Steep Slope Application - 2216 West Lake Road, Penn Yan

Bill Grove explained his intentions – covered deck and retaining wall – copies shared and examples of the blocks being used.

Bill existing structures also explained. Will go to Zoning next week to seek variances for setback. They are on the agenda. Was reviewed by Soil and Water and they had no concerns. Drainage behind the wall will go through perforated pipe.

Ron – what level is the covered deck? Bill at the beach level and will be torn out. There will be a lot of steps. Bill – both neighbors have been spoken to and contractor is Shawn Arlise and does a lot of break wall projects on Lake Ontario, full confidence with this kind of site.

Tim we don't normally recommend contractors but some local ones know how to work on these projects and slopes and have experience. Busy time of year.

Ron – questioned what is going between the wall – Bill stated they will back filled with gravel – hard to capture on drawing on wall with blocks. Worked with Elaine on how to ask for variance with Zoning board.

Tim – asked if there were any other questions

Donna/Paul – stated again owner or contractor – need clarification

SEQR Part I reviewed

Ron – 9 questioned electric – there is electric there now and wants to put lights back on deck SHOULD STATE EXISTING ELECTRIC

Nothing else changed.

Tim reviewed line by line Part II

Need copies of both from Tim

Motion for Negative declaration: made to approve by Paul Zorovich and , 2nd Ron Rubin

Site plan motion made and approved: by Donna Gridley and 2nd by Paul Zorovich

Condition – Soil and water approved plan shared conditions by Tim – discussed grass and getting it seeded and mulch on project.

All in favor

Old Business:

Tim – June minutes – old business – discussed - 4 lots in 4 year period and clock resets – subdivision – 10 year clock keeps moving. The clock continues ticking for future subdivisions. Confusing – always 10 year from today. Discussed. Ron – not 10 years from 1st one, Tim 10 years from latest one. If it exceeds 3 it has to come to the planning board. Tim – it looks back 10 years. 10 YEAR WINDOW. Ron is this NYS town law or Jerusalem – Tim said it is under Subdivision and recommended by the state, not the law. The Town has the authority to set the time and subdivision law and Jerusalem adopted what the state recommended. Tim shared law/phrase. Article 16 of the Town of Jerusalem Law. Town law dictates.

Tim – agriculture advisory committee – activities to update next month – looking to get a grant at the county level.

Tim asked if town board had anything.

Ron asked about Kennel regulations for Town board agenda – regarding public hearing.

Jamie – answered – regulated by state agencies for kennel owners and relieves the town of a lot of problems – may settle on 10 dogs.

John Wheeler requested to be excused from October – announcement only

Motion to adjourn made by: Donna Gridley and John Wheeler 2nd @ 8:18 pm

Respectfully Submitted by:

Robin Johnson

Planning Board Secretary