

Town of Jerusalem
Planning Board Meeting
July 1st, 2021

Planning Board called to order with the Pledge to the Flag @ 7:00 pm – in person meeting

Roll call:

Tim Cutler

Ron Rubin

Georgeann Farrell

John Wheeler

Paul Zorovich

Excused: Donna Gridley, Robin Johnson

Others present: Peter Baker(Attorney for Alconero), Dave & Sue Brooks, Brian Mosch, Ellen Horbachewski(Meagher Engineering), Jim Bird

Approval of June minutes: Ron Rubin moved to approve as submitted, Paul Zorovich 2nd all in favor.

- (a) Subdivision Application 01-2021 Rodrigo and Barbara Alconero, Esperanza Road and Dogwood Lane, Branchport, NY

Planning Board reviewed application and questions about the expected use were answered by Mr. Baker as attorney for the Alconero's. Planning Board also reviewed input for Tony Hurd, Town Highway Superintendent. Key item was to clarify that culvert pipes must be installed separately for individual driveways when site plans are prepared in the future. Cutler also summarized May 2008 Town Board minutes approving Open Development for this site and June 2008 Planning Board minutes that approved the Private Road known as Dogwood Lane. Deed and related documents are filed with Yates County.

Planning Board SEAF Part 2. John Wheeler moved to find a negative declaration and Georgann Farrell 2nd. All approved.

Ron Rubin moved to approve the Subdivision with the condition that future driveways to the individual parcels would have their own culverts and Georgann Farrel 2nd. All approved.

- (b) Steep Slope Application, 06-2021 Cottage removal and new residence construction David and Susan Brooks, 11661 East Bluff Drive, Penn Yan, NY

Bill Grove – a lot going on in a fairly small space, explained existing cottage vs. new cottage with deck. Will have a boat garage underneath the house. Septic currently is a holding tank, will put in new septic tank across the street. Explained existing parking level and driveway and parking area

that is planned. Planning Board agreed that should the variances required not be approved by the Zoning Board, the site plan may require further review.

Planning Board reviewed SEQR Part 1 with no corrections. SEQR Part II was reviewed line by line.

Negative Declaration motion made by: John Wheeler and 2nd by Paul Zorovich, all in favor

Cutler shared conditions regarding Yates County Soil and Water and shared all conditions including variances that will need approval by the Zoning Board. Conditions attached below.

Motion to approve Site Plan made by Ron Rubin to approve with conditions and 2nd by Georgann Farrell, all in favor

Meeting adjourned by motion for Paul Zorovich @ 8:15 pm

Minutes prepared by T. Cutler.

The TOJ Planning Board grants approval of the **Steep Slope Application # 06-2021** (dated 7-1-2021) 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 – Preconstruction meeting must be held with Engineer, TOJ CEO, Rep from TOJ Highway Department, Rep from YC Soil & Water, TOJ Planning Board Chair or alternate representative, and contractor (both general and excavation contractors).
- 4) Septic approval required prior to any excavation.
- 5) Culvert upgrades should be coordinated with Town Highway Department.
- 6) If ZBA doesn't approve variances, it may require further review by Planning Board.
- 7) Details of the proper installation and maintenance of the silt fence needs to be provided to the contractor.
- 8) Identify Staging Area for removal of debris. Discuss plan for removal of fill and location of such 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.
- 9) Establish sediment and erosion control measures per final approved erosion control plan.
- 10) Concrete truck cleanout shall follow the EPA's Guidelines for stormwater best management practice for concrete washout. No wet concrete shall be deposited within 50 feet of any watercourse or water body.
- 11) If any 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.
- 12) Seed, mulch, and water bare ground within 48 hours after construction.
- 13) Remove all construction debris, temporary sediment control measures when satisfactory stabilization has occurred, and vegetation is established.
- 14) 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.
- 15) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.

Construction Sequence:

1. Obtain site plan approval and applicable permits.
2. **Conduct pre-construction meeting on site.**
3. Flag the work limits.
4. Install silt fences and other erosion control measures on locations shown on site plan.
5. Fence off any areas that are not to be disturbed. (Septic area and leach field)
6. Install temporary stabilized construction entrance.
7. Clear and grub trees as required.
8. Remove existing cottage.
9. Install utilities including septic system and leach field.
10. Excavate for house.
11. Rough grade site.
12. Finish all proposed slopes on the property as soon as rough grading is complete.
Vegetate and mulch immediately.
13. Construct house including gutter system.
14. Final grade parking areas.
15. Construct garage.
16. Final grade site.
17. Remove temporary construction entrance and restore areas.
18. Complete landscaping and restore disturbed areas to lawn.
19. After stabilization of the site with permanent vegetation on all disturbed areas, remove temporary erosion control measures.