

Town of Jerusalem
Planning Board Meeting Minutes

8-4-22

Town of Jerusalem Planning Board meeting called to order with the Pledge to the Flag @ 7:00 pm.

Roll Call:

Tim Cutler

Sam Priem

Paul Zorovich

John Kriese

Mike Hiller

Robin Johnson (via phone)

Excused: Ron Rubin

Others present: Bill Grove, Sarah Purdy, Jim Bird, Brian and Dana Mayeu and Kari Ayers

Minutes from July meeting could not be approved due to not enough members present from the July meeting. Will approve at next month's meeting.

Tim Cutler welcomed two new members to the Planning Board: John Kriese and Mike Hiller.

Public Presentations to the Planning Board:

(a) Steep Slope Site Plan Review Application 13-2022, Demo of a cottage and construction of a single-family residence and detached garage; Brian Mayeu, 6500 West Bluff Drive.

Bill Grover shared and explained the plan for the project @ 6500 West Bluff Drive, which is a little over 6 acres. A new five-bedroom cottage will be built, requesting a variance from the Zoning Board. He explained that the garage across the road will have new retaining walls to shore up the driveway. They are on the agenda for the next Zoning Board meeting for variances. He also shared that the septic has to be addressed and will pump up hill away from the lake and reviewed the storm water drainage plan.

Tim Cutler reviewed the conditions for the Site Plan which will include Septic Approval.

Approval for the Site Plan; motion to approve made by Paul Zorovich and seconded by Sam Priem, motion passed.

Tim Cutler reviewed SEQR Part II line by line with board members.

Motion for a Negative Declaration made by Paul Zorovich and seconded by John Kriese, motion passed.

(b) Steep Slope Site Plan Review Application 15-2022, Construction of a detached garage and shoreline access path, Wayne Martin, 5811 East Bluff Drive

Bill Grove shared revised plans, construction of detached garage and shoreline access. Shed near detached garage, the garage is to the south of the property. Shed and deck will be removed, they wanted a gentle access to the shoreline. They will shave the bank back. Yates County Soil and Water comments were that the wall was not to exceed 4 feet tall. Rick Ayers emailed Planning Board members.

Tim Cutler shared that we need to see what requirements are for private road. Bill Grove will check with Bill Gerhardt and have him reach out to the town attorney. Bill Grove stated that they are not land locked and they have options, and the plan can be revised, he shared that a new driveway option can be looked at. He also stated that no variances were required.

Tim Cutler reviewed conditions that will include resolution of the driveway issue on the Site Plan.

Motion to approve the Site Plan was made by Paul Zorovich and seconded by John Kriese, motion passed.

Tim Cutler reviewed SEQR Part II line by line with board members

Motion for a Negative Declaration was made by: Paul Zorovich and seconded by Mike Hiller, motion passed.

New Business:

Tim Cutler shared an Extension Request: Site Plan #08-2021 from October 2021. Requesting a six-month extension. Project was held up by supply chain issues. Landsbury Trust project, there will be no changes and they will also make the same request to the Zoning Board. Planning Board agreed.

Town Board comments:

Sarah Purdy discussed a possible joint Planning/Zoning Board meeting to be held in the future and will be scheduled as a workshop/training. She would like thoughts and ideas from board members, this would be a public session.

Motion to Adjourn made by Paul Zorovich @ 8:25 pm

Respectfully submitted,

Robin Johnson

Planning Board Secretary