

**TOWN OF JERUSALEM
ZONING BOARD OF APPEALS**

January 2007

The regular monthly meeting of the Town of Jerusalem Zoning Board of Appeals was called to order on Thursday, January 11, 2007 at 7 pm by Chairman Jim Jameson.

Roll Call:	Jim Jameson	Present
	Ron Rubin	Present
	Jim Bird	Present
	Bob Fox	Present
Alternate	Jim Creveling	Present
	Glen Herbert	Excused

Others present included: Mr. Chuck Smith, AIA; Thomas and Susan Close and Mike Folts/Town Bd.

A motion was made by R.Rubin and seconded by J.Bird to approve the December minutes as written. The motion was carried unanimously (5-ayes, 0-nays).

COMMUNICATIONS

Board Members received a letter from Mr. & Mrs. Geyer giving Mr. Chuck Smith, their architect, permission to represent them for Variance review.

AREA VARIANCE REVIEW

Application #886 for Fred & Judith Geyer owning property at 625A East Bluff Dr. requesting an Area Variance to build an addition to the existing cottage which would be higher than the allowed 35 ft. as measured from the front finished grade.

Mr. Chuck Smith, an architect, hired by the Geyers to design the addition, was present to represent them and to answer any questions that board members might have.

It was noted, by a letter (dated 12/29/06) from Mr. Smith and copied to Zoning Board Members, that there would be no roof overhang encroachments with regards to zoning setbacks when the new addition gets built.

Mr. Smith also indicated that the main intent for the design of the addition was to make it look like the existing home (i.e. roof pitch, etc.) and for aesthetic purposes so that it fits into the area. The architect noted that from the lakeside, the height would be higher than 35 ft. as measured from the front finished grade, which is the beach area, but that from the road side (East Bluff Dr.) the height of the building would be approximately 25 ft.

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Neighbors that have a cottage on the west side of East Bluff Dr. were present to speak in favor of the proposed addition.

Board members had questions regarding the location of the rail system and the clearance in the bottom boathouse area. It was noted that the bank has a fairly severe slope where it drops off to the beach area. Board members were concerned with granting the requested 3ft. 7in. variance. Upon further discussion, it was noted by Mr. Smith that some compromise could be made with regards to bringing up the bottom plate at the boathouse level and adjusting the plate height for the floor to ceiling level in the recreation room.

Mr. Smith noted that a structural engineer had looked at this project and would be involved in the building of the foundation wall and support columns.

The area variance test questions were read with the following majority answers: #1 (2-yes, 3-no); #2 (5-yes, 0-no); #3 (5-yes, 0-no); #4 (0-yes, 5-no); #5 (5-yes, 0-no).

Based on the test questions, the location of the addition with respect to where it will be built into the bank per submitted plans, and the fact that the building height at road level will not be a factor, a motion was made by J.Jameson and seconded by J.Bird to grant the area variance allowing a maximum variance of 2 ft. or 37 ft. maximum height. Notification is to be given to the Highway Superintendent and to Yates County Soil and Water Department prior to construction. This notice is given to minimize the impact of soil removal, if any, from the property over the Town road as well as erosion that might take place during excavation with the proximity of this location to the lake.

Board members were in agreement that this is a SEQR Type II action.

The motion was carried with a poll of the board as follows: R.Fox-grant, R.Rubin-deny, stating that he believed there were other options available to the applicant to downsize and keep within the required zoning height, J.Creveling-grant, J.Bird-grant, J.Jameson-grant.

OTHER BUSINESS

Copies of the adopted Keuka Lake Uniform Docking and Mooring Law were distributed to Zoning Board Members. Zoning Board members will be getting together with the Committee that worked on this legislation to gain some understanding as to how and why it was written and how it should be implemented.

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REORGANIZATION

Secretary asked for nominations from the floor for Zoning Board Chairman for 2007. R.Rubin was nominated for Chairman. A motion was made by J.Bird and seconded by B.Fox for the nominations to be closed and the secretary to cast one ballot for R.Rubin for Chairman. Motion was carried unanimously (5-yea, 0-nay).

Secretary asked for nominations from the floor for Vice-Chairman for 2007. G.Herbert was nominated for Vice-Chairman. A motion was made by J.Jameson and seconded by B.Fox for the nominations to be closed and the secretary to cast one ballot for G.Herbert for Vice-Chairman. Motion was carried unanimously (5-yea, 0-nay).

J.Jameson stated that he would not be present for the February meeting. J.Creveling will be available for the February meeting.

The Town Board will be advertising for another alternate for the Zoning Board, as Jim Bird has been appointed for five years as a regular member.

There being no further business, a motion was made by J.Jameson and seconded by R.Rubin to adjourn the meeting. The motion was carried unanimously (5-yea, 0-nay).
The meeting adjourned at 7:50 pm.

Respectfully submitted,

Elaine Nesbit/Secretary