

Approved

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

October 4, 2007

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Robert Evans, on Thursday October 4, 2007 at 7:07 p.m. The roll was called:

Present: R. Evans
N. Simmons
A. Toaspern
M. Coriale
D. Koop
B. Pringle
Excused: E. Pinneo

Others present: Loretta Hopkins, John Sciarabba, Nancy and George Sproule, Dave Wegman, Lynn Simmons, Glenn Herbert,

PUBLIC BUSINESS

Chairman Evans welcomed everyone to this evenings meeting.

OLD BUSINESS

APPLICATION #911 TIM MCMICHAEL

Tim McMichael gave a presentation to the board of his proposed cluster development. He provided a proposed plot plan with placement of the four units, driveway, hedges, etc. This project will be pending on the ability of being able to hook up to water and sewer. Tim does not have any plans at this time to light up the area or have any signage. There will be restrictions for residents – he is looking for retired age group.

ACTION ON #911

PART ONE: It was agreed that a NEGATIVE SEQR determination be given to this project following review of all parts of the SEQR form. There were discussions on C2 and C5. N. Simmons and D. Koop voted yes on C2. They felt that it could change the aesthetic value. D. Koop voted yes on C5 saying that it could result in adverse effect associated with growth, subsequent development or related activities likely to be induced by the proposed action.

PART TWO: R. Evans so moved and seconded by A. Toaspern to forward this proposed project on to the Zoning Board with the proposed plot plan attached and the following restrictions:

1. Must conform to the private road standards.
2. Landscaping according to the CAD drawing provided.
3. Lighting if any be down lighting.
4. Hook up to Keuka Park water and sewer.
5. The proposed 4 acres be combined into one deed.
6. The remaining acreage will be green space.

ADOPTED Ayes – 6
Nays – 0

NEW BUSINESS

EXPLORATORY PRESENTATION BY DAVE WEGMAN

Dave Wegman gave a presentation on a proposed concept of building twelve units (all attached), two story Town Houses to be sold to individuals. They will own the structure, the land it sits on and 1/12 of the common area. The size of the Town Houses will range from 1400 sq. ft. to 1800 sq. ft. The Town Houses would be regulated by the NYS Homeowners Association. Mr. Wegman stated that this is the 5th Town House project that he has worked on. The difference between a Condominium and a Town House is that there is no land ownership with a condo. George & Nancy Sproule and Dave Wegman have agreed to be development partners. They will be co-owners of the project until sold. They plan to re-subdivide the land where the marina, Sproule property and Esperanza Rose parking lot (two parcels into three parcels). The plan is to eliminate all the structures along the shoreline now. Build a new parking lot to the west, the septic will be to the rear (54A side). Mr. Wegman stated that the approved site plan is the law. It is very tightly controlled, keeping the integrity of the project forever. Mr. Wegman was asked to explain the plans for the existing house currently used as management office for the Esperanza Rose. At this point it is commercial and we have not got everything complete. He wanted to introduce the concept of the project. We want to enhance the lakefront. There will be three parcels when done: Marina, Town Houses, and Parking Lot. The Sproule's residence will stay. We anticipate these Town Houses to be 12 month residences. Guessing the Town Houses will sell in the mid to high \$400,000.00 range.

John Sciarabba – Land Tech continued with the presentation explaining that there will need to be additional testing in the leach field area. Phase 2 will be Storm Water Management which will be compliant with DEC regulations. We would like your permission to move forward with this project. B. Evans asked if they are aware of any Indian Artifacts in that area. John stated that they were not. A. Toaspern asked about the parking lot – whether it will be paved or stoned and they said they had plans for paving. They felt the type of homeowners they are looking to attract would want paving. She also asked if they had plans to use rain guards. They would look into them. B. Evans stated that this will be a green project and speaking on behalf of himself, he would be glad to work with them. He thanked them for coming.

OLD BUSINESS

COMMITTEE REPORTS:

SLOPES – In E. Pinneo's absence, D. Koop said that it has been sent to Atty Phil Bailey for his review. D. Koop asked that it be put on next month's Planning Board Agenda for comments.

WIND FARMS – Chairman N. Simmons reported by the end of November they plan to have a public meeting. They have a rough map of the area proposed for windmills. Any landowners in that area will be invited to talk about what we have come up with. It is time now to go forward and recommend wind mills to be placed. The trip to Fenner went very well. The planning started in early May with an approximate 20 interested people. We ended up with 19 people. K Ventures was very accommodating and only charged for the 19 instead of the guaranteed 20. It was suggested to send a Thank You note to K Ventures from the Planning Board.

ADULT ENTERTAINMENT – Chairman B. Evans reported that the Planning Board's recommendations were approved by the Yates County Planning Board. Keep your fingers crossed.

ZONING REGULATION REVIEW – A. Toaspern brought to the Board concepts of changes and would like everyone to look at. She is looking for general consensus to change the wording to take back to the committee.

Height of Structure – goal is not having living space over garages and boathouses.
R-1 Lot coverage - Allow 25% - try not to have huge structures between the road and lake. Minimize the number of variance set backs – lakeside front and rear yards and stairways.

The next meeting will be October 15th at 9 AM.

Town of Jerusalem Planning Board
October 4, 2007

A motion was made by B. Evans and seconded by M. Coriale to send zoning changes on to the Town Board and on to the Town Attorney for his review.

MOTION CARRIED. Ayes – 6 Nays – 0.

ADVISORY COMMITTEE -

B. Evans reported that Butch Comstock and Jim Barden are doing an inventory on the docks. A flow chart is being drafted to show what information gets shared with whom.

NEW BUSINESS

APPROVAL/CORRECTION OF MINUTES

The minutes of the September Planning Board meeting were approved with a motion made by D. Koop and seconded by A. Toasperm.

MOTION CARRIED. Ayes – 6 Nays – 0.

COMMUNICATION

B. Evans made sure that everyone received the information on training requirements set by the State.

Notice of PH on Storm Water management and Site Plan Review on October 11, 2007 was handed out.

ADJOURN

A motion to adjourn the meeting at 9:30 PM was made by D. Koop and seconded by M. Coriale.

MOTION CARRIED. Ayes – 6 Nays – 0.

Respectfully submitted,

Diane Caves