

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES

March 1, 2007

The regular monthly meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans on Thursday, March 1, 2007 at 7:00 PM.

Roll Call:	Bob Evans	Present
	Mary Coriale	Present
	Annette Toaspern	Present
	Ed Pinneo	Excused
	Deb Koop	Present
	Bill Pringle	Present
	Neil Simmons	Present

Others present: Town Board Councilwoman/Liason Loretta Hopkins, Carol Quackenbush, Gerald Pease, Kerry McGrath – reporter from Dundee Observer.

A motion was made by M. Coriale and seconded by B. Pringle to approve the February 2007 minutes. The motion was carried unanimously (6-ayes, 0-nays).

PUBLIC BUSINESS

OLD BUSINESS

The Board is awaiting proposed wording from Attorney Phil Bailey for proposed road criteria – specifications for private roads.

NEW BUSINESS

A motion was made by A. Toaspern to pass on to the Zoning Board, Application #891 for Carol Quackenbush & Gerald Pease at 3737 Pepper Road, Bluff Point, NY requesting a special use permit to sell fishing & tackle equipment out of present porch on their house with the following changes: parking shall be 40 feet from Pepper Road on the left side of the driveway; signage shall be in compliance with the Town of Jerusalem code; hours of operation shall be Monday – Friday 8 AM – 9 PM and by appointment; this special use permit will not include sales from the proposed barn. The SEQR application was reviewed by the Planning Board and determined that this application will not result in any adverse or environmental impact. D. Koop seconded the motion. (6-ayes, 0-nays)  
Motion carried.

## OTHER BUSINESS

B. Evans spoke about the summary of the Docking Law. The Docking Law has been approved by the State and is now in effect. There was a review meeting here with Bob Warden who chaired that committee.

### Committee Report – Steep Slopes

In E. Pinneo's absence, D. Koop reported that Bob Payne and Rick Ayers will be joining the committee. Next meeting will be March 6<sup>th</sup>.

### Committee Report – Wind Farms

N. Simmons reported that they met on the 15<sup>th</sup> and the 22<sup>nd</sup>. J. Fitzgibbins asked about the groups goals. They discussed developing rules and regulations for windmills and to come up with something to present to the Planning Board and that would go on to the Town Board. N. Simmons read a letter from Peter Landre on wind technology. H. Tones spoke about the need for the community to get involved and make some tough decisions on energy. J. Fitzgibbins spoke about going forward and presenting all sides, we are talking about pros, cons and middle of the road. Have three presenters and at the beginning of the meeting state what our goals are. B. Pringle and A. Hunt are a subcommittee within our subcommittee and they are going to contact Empire Energy about reporting at our next public meeting. N. Simmons is going to contact Ag & Markets and J. Barre says Bluff Point Assn is OK with what we have done so far. We have two dates proposed for the public meeting, April 2 & 9<sup>th</sup>. The next subcommittee meeting will be March 15<sup>th</sup>. N. Simmons read a resignation letter of J. Fitzgibbins from the Wind Farm Subcommittee.

### Committee Report – Adult Entertainment

Chairman B. Evans reported that at last Town Board meeting an Adult Entertainment Law was passed, which protects the town as a whole from Adult Entertainment moving in indiscriminately. There was no area designated, that is still a matter of discussion later on. There was no new communication with Attorney Sacracino from Newark. B. Evans distributed copies of the Arcadia AE to A. Toaspern, M. Coriale and himself for review and will schedule a meeting at some point and discuss it.

Chairman B. Evans reported on the Bed and Breakfast definition adopted by the Town Board. There was a long discussion held on wording and interpretation of this definition. It is the intent of the Planning Board to have Bed and Breakfast businesses in the Town of Jerusalem to be occupied and run by the owners. The slash between owner/occupant was interpreted as either/or, so the slash was changed to a dash – meaning the owner has to reside at the residence. The Planning Board's choice is the state's definition that requires the owners to reside at the Bed and Breakfast.

## COMMUNICATIONS

A. Toaspern would like to take a look at preservation of the property between West Lake Road and Rt. 54A. She would like to define the issues involved: traffic, size of lots and preserve property, (FL Land Trust) and put on the agenda.

N. Simmons made a motion to adjourn the meeting at 9:05 PM. B. Pringle seconded the motion. Motion carried. (6 – ayes, 0 – nays).

Respectfully submitted,

Diane Caves