

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

June 4, 2009

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday June 4, 2009 at 7:00 p.m. The roll was called:

Present: R. Evans - Chairman
Present: M. Coriale – Vice Chairman
Present: E. Pinneo
Present: A. Toasperm
Present: D. Koop
Present: B. Pringle
Present: D. Gridley

Others present: Ray Stewart, Dick Osgood, Tom and Susan Close, Neil Simmons, Dan & Bonnie Collins, Kenneth Licht, David Wegman, George & Nancy Sproule, James and Katherine Yonge.

APPROVAL/CORRECTION OF MINUTES

A motion was made by B. Pringle to approve the minutes of the May 7, 2009 meeting and E. Pinneo seconded the motion. (Ayes – 6, Nays – 0, Abstain – M. Coraile) Motion carried.

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. NEW BUSINESS

1. Dan Collins – STEEP SLOPE APPLICATION & SEQR for property on West Bluff Drive.

Dan Collins made his presentation on the Steep Slope Application. The Board answered the SEQR Part II as follows: A. No, B. No, C.1. – Potential for erosion mitigated by Soil and Water plan C.2. No, C.3. No, C.4. No, C.5. No, C.6. No, C.7. No, D. No, E. No,

A motion was made by D. Gridley and seconded by A. Toasperm to approve the SEQR with a negative declaration. (Ayes – 7, Nays – 0). Motion carried.

A motion was made by B. Evans and seconded by E. Pinneo to approve the Steep Slope Application project pending approval of the variance. (Ayes –7, Nays – 0). Motion carried.

2. James and Katherine Yonge – Special Use Application, Site Plan & SEQR for B&B at 693 E Bluff Drive.

James and Katherine Yonge made their presentation for Special Use Application for a four bedroom Bed and Breakfast. The Board asked them to submit a drawing showing parking, lighting, and signage. Decision was tabled until later in the meeting.

B. OLD BUSINESS

1. David and Martha Swift – Steep Slope Application #03-2009 revise work plan.

Richard Osgood representing David and Martha Swift, presented a revised work plan. The Board answered a whole new SEQR Part II as follows: A. No, B. No, C.1. – Potential for adverse affect erosion mitigated by Soil and Water plan, noise will be mitigated by plantings, the generator can only be used at times of power outage and testing. There is potential for an erosion problem from an unknown source of water. Engineer needs to address it. The Plan is to be reviewed by R. Ayers from Yates County Soil & Water. C.2. Potential issue with neighborhood noise – commercial generator in a residential area , C.3. No, C.4. No, C.5. No, C.6. No, C.7. No, D. Yes, as identified above, E. Yes. Part III checked the first box.

A motion was made by M. Coriale and seconded by D. Gridley that the Planning Board has identified more than one adverse affect in the Short Environmental Assessment Form. Therefore a full EAF will be presented at the July meeting. (Ayes – 7, Nays – 0). Motion carried.

A motion was made by B. Evans and seconded by D. Gridley to allow work to continue and the engineer will present a full EAF at the July meeting. (Ayes – 7, Nays – 0). Motion carried.

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2. George Sproule and Dave Wegman – Site Plan Review for Townhouses in the BSP District. Mr. Wegman gave a presentation on the Townhouse project in the Branchport Service Park District. Construction will begin in 2010. This summer they will start taking down some barns.

The Board answered the SEQR Part II as follows: A. No, B. No, C.1. – Potential for ground water mitigated with DEC plans C.2. No, C.3. No, C.4. No, C.5. No, C.6. No, C.7. No, D. No, E. No. Part III – checked the second box “that the proposed action will not result in any significant adverse environmental impacts”.

A motion was made by B. Pringle and seconded by M. Coriale to approve the SEQR with a negative declaration. (Ayes – 7; Nays – 0). Motion carried.

A motion was made by B. Pringle and seconded by A. Toasperm to approve the Site Plan. (Ayes – 7; Nays – 0). Motion carried.

RETURN TO NEW BUSINESS

2. Katherine Yonge returned to the Board with a drawing showing parking, lighting and signage. The Board proceeded with the SEQR Part II as follows: A. No, B. No, C.1.No C.2. No, C.3. No, C.4. No, C.5. No, C.6. No, C.7. No, D. No, E. No. Part III – checked the second box “that the proposed action will not result in any significant adverse environmental impacts”.

A motion was made by D. Gridley and seconded by M. Coriale to approve the SEQR with a negative declaration. (Ayes – 7, Nays – 0) Motion carried.

A motion was made by D. Koop and seconded by A. Toasperm to approve the project. (Ayes – 7, Nays – 0) Motion carried.

A motion was made by R. Evans and seconded by A. Toasperm to resubmit the application deleting C2 160.32 as a special use in R-2. (Ayes – 7, Nays – 0) Motion carried.

THE PLANNING BOARD’S PUBLIC BUSINESS

Due to the late evening, reports of the Planning Board’s Public Business will be presented at the next Board meeting. T. Close asked to be put on next month’s agenda. He would like to discuss New-Special Uses regarding Subdivision.

ADJOURNMENT

Motion: A motion to adjourn the meeting at 10 PM was made by D. Gridley and seconded by D. Koop. (Ayes -7, Nays – 0). Motion Carried.

Respectfully submitted,

Diane Caves

Attachments:
-Minutes of Zoning Regulations Review Subcommittee