

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

July 2, 2009

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday July 2, 2009 at 7:00 p.m. The roll was called:

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

Others present: Ray Stewart, Dick Osgood, Tom and Susan Close, Art Hunt, D. Scott Demmin.

APPROVAL/CORRECTION OF MINUTES

A motion was made by M. Coriale to approve the minutes of the June 4, 2009 meeting with the deletion of B. Evans comments on page 2 following the Yonge Site Plan and SEQR for a B & B at 693 E. Bluff Drive. B. Evans seconded the motion. (Ayes – 5, Nays – 0) Motion carried.

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

1. David and Martha Swift – Steep Slope Application #03-2009 full environmental assessment review. Richard Osgood representing David and Martha Swift, presented an update on the revised work plan. The Board answered the full Environmental Assessment form

A motion was made by D. Gridley and seconded by E. Pinneo to approve the EAF. (Ayes – 5, Nays – 0). Motion carried.

2. George Sproule and Dave Wegman appeared in front of the Planning Board last month for a Site Plan Review for Townhouses in the BSP District. Upon further review, the following Resolution was made:

WHEREAS, on June 4, 2009, this Planning Board of the Town of Jerusalem passed a motion to approve the Site Plan for Townhouses in the BSP district submitted by David Wegman and George Sproule, and

WHEREAS, the applicant presented a new map of Site Plan at the meeting which had not been seen before by the Board or the staff of the Town, and

WHEREAS, following the meeting questions been raised as to the appropriateness of the approval of the Site Plan related to, among other things, satisfactory compliance with the New York State Environmental Quality Review (SEQR) law due to the need to include New York State Department of Environmental Conservation and the New York State Department of Health as involved parties, whether the project meets the requirement of Town of Jerusalem Local Law No. 2 of 2009 related to open space in view of the fact that Mill Street will not be abandoned as originally intended, whether the area of the property at the corner of Mill Street and Route 54A that is not within the BSP zoning district was used to comply with the various area requirements of that Local Law, the location and type of septic system, the source of drinking water, and other matters, and

WHEREAS, on reflection this Board finds that action on this Site Plan was not in order at the meeting of June 4, 2009 and the Plan should have been taken under consideration for further review by the Planning Board.

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NOW THEREFORE BE IT RESOLVED, that the approval of the Site Plan for Townhouses in the BSP district submitted by David Wegman and George Sproule granted by motion adopted on June 4, 2009 is hereby canceled and annulled, the motion to approve is declared to be not in order as premature, and the application for approval of this Site Plan is placed back on the agenda of this Board for further consideration at a future meeting.

A motion was made by M. Coriale and seconded by E. Pinneo to adopt the foregoing resolution. (Ayes – 5, Nays – 0) Motion carried.

B. NEW BUSINESS

None

THE PLANNING BOARD'S PUBLIC BUSINESS

A. OLD BUSINESS

1. COMMITTEE REPORTS:

A. WIND – No Report.

B. SLOPES- E. Pinneo reported that subcommittee met to discuss any problems that have arose so far. The subcommittee plans on meeting again in November. R. Ayers from YC Soil and Water designed a new application to lead residents through the process. Any changes recommended will be reviewed at the November meeting.

C. ZONING REGULATION REVIEW – No report.

D. ADVISORY COMMITTEE – No report.

E. KEUKA LAKE WATERSHED – No report.

2. PLANNING BOARD PRIORITIES:

A. SUBDIVISION –T. Close passed out sheets with issues you may want to address regarding regulations on Sub Division. B. Evans commended him on an outstanding job and a lot of hard work. Thank you!

T. Close reported that while visiting other town meetings the subject of Gas Companies in regards to drilling was a reoccurring topic. T. Close made a suggestion that the Town Board may want to set up a subcommittee to look at Gas Companies in regards to drilling. Stakes are being raised much higher than they were. They are offering more money to drive people to sign gas leases.

B. TOWN HOUSE REGULATIONS – Nothing additional to report.

C. AGRICULTURE PROTECTION AND THE RIGHT TO FARM: No report.

D. SENIOR AND AFFORDABLE HOUSING: No report.

E. CONSERVATION OF NATURAL RESOURCES & RENEWABLE ENERGIES
SUBCOMMITTEE – No report.

F. GRANTS – Nothing to report.

B. NEW BUSINESS

C. COMMUNICATIONS:

Alice Hunt is working on preparing a Town Map.

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Chairman Evans reminded the Planning Board members of the requirement to attend 4 hours of educational credit each year.

ADJOURNMENT

Motion: A motion to adjourn the meeting at 9:30 PM was made by E. Pinneo and seconded by M. Coriale. (Ayes -5, Nays – 0). Motion Carried.

Respectfully submitted,

Diane Caves

Attachments:

- Copy of full EAF regarding Swift Steep Slope Application 03-2009
- Letter from R. Ayers dated 6/30/09 regarding Swift revision