

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
October 7, 2010

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday October 7, 2010 at 7:05 pm, the roll was called:

Present	R. Evans - Chairman
Present	M. Coriale – Vice Chairman
Excused	E. Pinneo
Present	B. Pringle
Present	D. Gridley
Present	J. Gruschow
Present	A. Carcone

Others present, Phil Bailey, Tom Close, Andrew Stewart, Brian Lloyd, Bill Grove, Ed Martins, Dave Wegman and Town Board members Neil Simmons & Max Parson

APPROVAL/CORRECTION OF MINUTES

A motion was made by Bill Pringle to approve the September minutes as submitted.

The motion was seconded by Mary Coriale.

Ayes – 6

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

Harbor View Townhomes LLC.

1. Site Plan – Conditional Approval
 - a. Phil Bailey gave the Board a brief summary of the reason for the new resolution for the Site Plan.
 - b. A letter to Elaine Nesbit was received from Phil Bailey dated 10/5/2010. In this letter Phil explained why the Planning Board should accept the new resolution. This letter is filed under Harbor View Townhouses in the Planning Board File at the Jerusalem Town Hall.
 - c. Phil Bailey updated the resolution with the following conditions.
 - a. Landscaping: To the greatest extent reasonably possible, all landscaping must adhere to appropriate standards promulgated by United States Green Building Council for Sustainable Sites' LEED (Leadership in Energy and Environmental Design) program.
 - b. Exterior lighting shall be compatible with the surrounding neighborhood and in character

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with the area. Glare shall be kept to a minimum by directional downward lighting.

- d. The developer will decide the order of permits.
- e. Final plans submitted by Ed Martin, a Civil Engineer for Landtech dated 7/7/2010 included the design for the Septic and property lines.
- f. The Yates County Planning Board tabled their decision on 10/22/2009, because of missing information on the SEQR & storm water.
- g. This item is on the agenda for the Yates County Planning Board and they will be reviewing this decision at their 10/28/2010 meeting.

A motion was made by Bob Evans to approve the Resolution that was drafted by Phil Bailey's dated 10-7-2010.

The motion was seconded by Bill Pringle.

Ayes 6 - Nays 0

B. NEW BUSINESS

Robert Barker - Property located North of 417 West Bluff Drive. Tax Parcel part of # 102.02-1-3.11.

- a. SEQR –Approved 10/07/2010
 - a. A letter dated 9/13/2010 was received from Colby Petersen, CPESC. Stating several comments for things that needed to be completed
 - b. A new house with a boat house. The new house would be in the Cape Cod style.
 - c. Septic would be pumped across to the upper side of the lot.
 - d. House would be set back 35.6 feet.
 - e. Two variance requests have been filed with the DBA
 - f. There is a variance request for the proximity of the boat house to the high water line.
 - g. All concerns that were made by Colby Petersen have been addressed in the current site plan.
 - h. There will be a concrete slab for the boat house.
 - i. As many trees as possible will be left.
 - j. Storm pipe will be verified by the Town.
 - k. A meeting was held with John Phillips, Rick Ayers, and Bill Grove, P.E. at the site.

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- I. KWIC approval required for septic system.

SEQR: A motion was made by Mary Coriale stating that it was determined, based on analysis of the site plan and supporting documentation that the proposed action will not result in any significant adverse environmental impact and we will provide attachments to support the negative declaration.

The motion was seconded by Donna Gridley

Ayes – 6 Nays – 0

- b. Site plan

- a. A Letter was received from Colby Petersen, Conservation District Technician, CPESC dated 10/04/2010. In this letter Colby addressed several concerns. All concerns have been addressed in the site plan.

A motion was made by Bob Evans to approve the Steep Slopes application 10-10 dated 9/16/2010 and the Soil Erosion Plan developed by Bill Grove, Grove engineering dated 9/15/2010. Preconstruction sequence as noted in the plans should be followed and a preconstruction meeting to be held with John Phillips, Rick Ayers and all involved parties.

The motion was seconded by Art Carcone.

Ayes – 6 Nays - 0

Brian Lloyd – Property located at 3264 Guyanoga Rd, Branchport, NY 14418.
Tax Parcel # 83.01-1-9. Special Use Permit

- a. Bob Evans excused himself from the discussion.
- b. Brian Lloyd will check with the state to see if they will allow him to transfer his uncle's dealer's license in Moravia to Brian's property in Jerusalem.
- c. A state inspector would check the facility on Brian's property.
- d. The type of water that would be used was questioned.
- e. The question of run off was brought up.
- f. Brian said that he was going to use EBAY.
- g. Max suggested where to park cars.
- h. Glen Herbert gave Brian some suggestions for his presentation to the Zoning Board.
- i. After much discussion, Brian decided to look into several things and return to the Planning Board in November.

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A motion was made by Donna Gridley to table the SEQR and Special Use Plan site plan review for Brian Lloyd to the November meeting.

The motion was seconded by Bill Pringle

Ayes – 5 Abstained – 1
Bob Evans Abstained

Brian & Laura Bond – Property located at 401 Lake Ave, Keuka Park, NY 14478.
Tax Parcel # 73.69-1-3
SEQR & Site Plan – No one was present to explain the SEQR to the Planning Board. This SEQR was tabled to the November meeting.

THE PLANNING BOARD'S PUBLIC BUSINESS

2) OLD BUSINESS

1). COMMITTEE REPORTS:

2) PLANNING BOARD PRIORITIES:

a. Zoning Regulations review Subcommittee – M Coriale
– Chairman –

1. The next meeting of the AG-Res committee will be October 18th @5PM at the Branchport Library.
2. The group had 2 new members, Tim Kerwin and Gary Montgomery and we will have several new members at the next meeting.
3. The group met on 9/20/2010
4. The group approved the intent statement which is: *To preserve and enhance for future generations the Town of Jerusalem's scenic corridor's natural resources through the use of architectural and site design and zoning regulations to ensure that future development is reflective of the vision of the community as set forth in the current Town of Jerusalem Comprehensive Plan.* The group said that we want to allow growth but we want the area to look good.
5. Potential uses were reviewed and identified if they should be permitted uses , not allowed or special uses.
6. The committee agreed that the direction of the next meeting will be to:
 - a. Decide how to set boundaries.
 - b. Review commonalities of uses and how we can move forward.

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- c. Review and discuss draft intent for Kinney's Corners Hamlet
 - d. Identify a Vision for Kinney's Corners.
 - b. Agriculture Protection & Right to Farm. - Donna Gridley-Chairman.
 - 1. Donna Gridley received a list of families in the town who are farmers from Elaine Nesbit, she will follow through. Jennifer Gruschow gave Donna the name of the Mennonite Bishop, which is Bishop Sam Hoover. Donna will contact him. Donna will draft a letter to be sent to the farmers in the town of Jerusalem.
 - 2. Jennifer Gruschow suggested that we advertise meetings of this committee in the bulk food stores.
 - c. TOJ Conservation and Renewable Energies subcommittee – Chairman – Deb Koop – Co-Chair Lisa Saether.
 - 1) The Conservation/Renewable Energy committee will be working on designating Critical Environmental Areas. Each Town in the Keuka Lake Watershed will be creating a CEA inventory.
 - 2) County Planner Shawna Bonshak thinks that designating CEAs is a great first step for open space protection planning because it is a defined and quantitative process.
 - 3) There will be no November report for this committee, as they are not meeting in October
 - 4) It was decided that we do not want to identify Steep Slopes as CEA.
 - d. Keuka Lake Watershed Land Value Steering (Deb Koop – Chairman)
 - 1) The next LULA meeting is October 27, 3 p.m., YC Conference Room
 - 2) This committee is also working on the same CEA inventory as the Conservation/Renewable Energy Committee.
 - e. Grants – Jennifer Gruschow
 - 1) We are still waiting for an answer on the Grant. Jennifer has been told that it will be late October or early November before we hear.
 - f. Planning Board Training – Tom Close
 - 1) No Report
 - g. Planning Board Education- Bob Evans

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- 1) Bob Evans reported that County, State of Genesee Valley do not have Requirements.
- 2) New Business
 - a. Finger lakes Cultural & Natural History Museum
 1. Bill Pringle believes that we should be updated on the Museum at least every other month. Just a short presentation to let us know where things are progressing.
 - b. Presentation & discussion regarding Signs
 1. No further discussion at this meeting, because we have not received all of the state regulations regarding this issue.
 2. A new committee was set up to review the issue of Signs in Jerusalem. Art Carcone will be the Chairman.
 - c. New policy regarding receipt of documentation etc.
 1. All materials from the applicant must be completely submitted no later than 14 days before the meeting.
 2. The Planning Board chairman at his discretion may accept or deny any documents received after 14 days before the meeting.

***Motion:* A motion to adjourn the meeting at 9:25 by Bill Pringle and Seconded by Bob Evans. Ayes- 6 Nays - 0.**

Respectfully submitted,

Carol Goebel