

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
November 4, 2010

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday November 4, 2010 at 7:05 pm, the roll was called:

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

Others present, Richard Osgood, Gerald N. Kernahan, Dan Hamm, Jack Goebel, Tom Close and Town Board members Neil Simmons & Max Parson

APPROVAL/CORRECTION OF MINUTES

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

The motion was seconded by Mary Coriale.

Ayes —6 Nays - 0

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

Harbor View Townhomes LLC.

1. Site Plan - Conditional Approval

a. Reaffirm Motion to accept the resolution that was drafted by Phil Bailey dated 11-04-2010, with updates that were suggested by the Planning Board.

A motion was made by Bill Pringle to approve the Resolution that was drafted by Phil Bailey dated 11-04-2010

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

1) Mr. Lloyd was not present. Request Tabled to 12-2-2010 meeting

B. NEW BUSINESS

David & Martha Swift - Property located on Esperanza Drive. Tax Parcel # 083.670-1-2

a. SEQR —Approved 11/4/2010

- a. Richard Osgood presented the plan to the Planning Board.
- b. Some action is necessary to prevent a disaster on this lot.
- c. A letter was received from Richard Osgood dated 9-19-2010. In this letter Mr. Osgood explained that the first step was to reclaim the hillside on the adjacent lot that was scarred by construction many years ago. This letter is in file in the Planning Board file at the Town Hall.
- d. The soil will be reclaimed on site.
- e. This area will be developed into useful areas. A place to park vehicles and the construction of a small shed. A home will be constructed in a future project.
- f. There was a meeting with Paul Bauter, Cheryl Robins. At this meeting Richard Osgood indicated to the people present that the proposal would be to build a series of retaining walls, and leach field for a future home.
- g. A retaining wall will be built. The plans were submitted by Richard Osgood, P. E. dated 9-30-2010, drawing number 2010-3-1
 - i. A letter was received from Rick Ayers dated 11-3- 2010. In this letter Rick stated that he has reviewed the project.
 - ii. The retaining walls were designed by Civil Solutions Group. A rendering of what this wall might look like was presented by Richard Osgood.
 - iii. Rick also suggested that the designers layout the wall to ensure proper placement. This wall will be built as soon as possible. It will be a gravity wall, with no fabric.
 - iv. 2 test borings were done to find the property of the soil
 - v. A preconstruction meeting will be necessary with all involved parties.

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 Jennifer Gruschow

Ayes —6 Nays —0

Site plan

A motion was made by Art Carcone to approve the Steep Slopes application 11-2010 dated 9-22-2010 and the Soil Erosion Plan developed by Richard Osgood, P. E. dated 9-30-2010. Providing that there is a preconstruction meeting between the Contractor, Engineer, John Phillips, Rick Ayers and all

involved parties prior to breaking around for the wall to be sure that everyone is on the same page. To add#4 on the plan view to include mulching to prevent erosion until the vegetation is established as suggested by Rick Ayers, Yates County Soil and Water.

The motion was seconded by Bill Pringle

Ayes —6 Nays – 0

Brian & Laura Bond - Property located at 401 Lake Ave, Keuka Park, NY 14478. Tax Parcel # 73.69-1-3

a. Dan Hamm presented the plans for steps to be constructed on the Bond property.

a. Plans for the stairs were revised on 10-25-2010 #5120 M10-120 by KV engineering.

b. The steps will be 18 ft. 6 inches from the high water mark

b. A letter was received from Robert Payne, Highway Superintendent dated 10-26-2010. There was also a letter from Robert Payne on 8-27-2010. This is on file in the Planning Board File at the Town Hall.

a. Robert Payne noted that according to the revised drawing all construction and landscaping is outside of the highway right away.

b. Robert Payne also added that any construction and landscaping that is within the highway right away will not be permitted without a signed release from the property owner releasing the Town of Jerusalem of indemnity.

c. An Email was received Rick Ayres on 10-25-2010. A letter was also received from Rick Ayres dated 8-26-2010. These communications are on file... in the Planning Board File at the Town Hall.

a. In this memo Rick Ayres noted that the steps are now shown with proper rise and run.

b. The only concern would be for Robert Payne to address the close proximity from the top of the stair to the pavement

SEQR: A motion was made by Jennifer Gruschow 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 Bill Pringle.

Ayes —6 Nays -0

Site Plan

A motion was made by Ed Pinneo to approve the Steep Slopes application 7-2010 dated 6-16-2010 and the Soil Erosion Plan developed by K V engineering project 00294 dated 8-5-2010. The property owner signs a statement with the Highway department, releasing them from any responsibility. Providing that

there is a preconstruction meeting between all involved parties including the Highway Supt... That all conditions suggested in the letter from Robert Payne dated 10-26-2010 are met.

The motion was seconded by Bill Pringle.

Ayes —6 Nays -0

Michael A. Ruth — Property located at 747 East Bluff Drive, Penn Yan, NY 14527.
Tax Parcel # 103.26-1-4.

1. Gerald Kernahan presented Steep slopes application # 12- 2010 dated 10-18-2010.
 - a. A new garage is to be built
2. A letter was received from Colby J. Petersen, CPESC dated 10-29-2010.
 - a. In this letter Colby stated that he had several meetings with Gerry Kernahan concerning this project.
 - b. Gerry included all comments that Colby suggested into the site plan.
 - c. This project will need a preconstruction meeting with the Architect, Contractor, Engineer, SWCD and the Code Enforcement Officer prior the ground breaking.
3. Several concerns were voiced concerning the Architecture of the Garage. The structural design of the garage should be verified. The Architect should be invited to a preconstruction meeting.
4. There should be gutters 32 foot long and should drain on both sides.
5. A test hole was dug to test for rocks.
6. 24 feet of hillside will be removed.
7. Some of the trees should be replaced to establish vegetation. New trees should be the same as others in the area.
8. Fabric to manufacture's stipulation will be used to protect the slope until vegetation is in place.

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 Art Carcone.

Ayes - 6 Nays – 0

Site Plan

A motion was made by Bob Evans to approve the Steep Slopes application 12-2010 dated 10-18-2010 and the Soil Erosion Plan developed by Gerald N. Kernahan, P. E. project 2010-40 dated 10-16-2010. Providing that there is a preconstruction meeting between the Architect, Engineer, John Phillips, and Rick Ayers with all involved parties prior to breaking ground for the wall to be sure that everyone is on the same page. The structural design of the walls

should be verified by the Code Enforcement Officer. The size and direction of the eaves in the rear of the building should be reviewed. When replanting the trees, the same species should be considered.

The motion was seconded by Jennifer Gruschow.

Ayes —6 Nays – 0

THE PLANNING BOARD'S PUBLIC BUSINESS

OLD BUSINESS

1). COMMITTEE REPORTS:

PLANNING BOARD PRIORITIES:

- a. Zoning Regulations review Subcommittee - M Coriale - Chairman -
 1. The next meeting of the AG-Res committee will be November 15 @5PM at the Branchport Library.
 3. The group met on 10/20/2010
 4. The group had some new members, Sue Crittenden, Lorna & Edward Burton, and Earl Makatura. Mary reviewed where the group is at this point and what they hoped to accomplish with the new members...
 5. The group is looking for input from the Planning Board as to how they would like Kinney's Corners to look. The group would like to see how The Hamlet of Branchport will be set up.
 6. The Committee identified a group of business that would be suggested for 54A. The Committee separated these into groups of Not allowed, Permitted and Special Use. The group divided the special use group into small, medium, and large. The group asked the Planning Board to review this discussion at the next PB meeting.
 7. The group decided that they will not develop any regulations until we get the support of the people of the town. We would like to have a public informational meeting to discuss this with the community.
- b. Agriculture Protection & Right to Farm. - Donna Gridley- Chairman.
 1. No Report
- c. TOJ Conservation and Renewable Energies subcommittee — Chairman — Deb Koop — Co-Chair Lisa Saether.
 1. No Report
- d. Keuka Lake Watershed Land Value Steering (Deb Koop - Chairman)
 - 1) Tom Close presented the draft of LULA meeting on 10/27/2010. This draft will be on file in the Planning Board file at the Town Office.
 - 2) The group discussed how the Town of Jerusalem had several Citizen Subcommittees.

- 3) There was no November report for this committee, as they had not held an October meeting.
- 4) It was decided that we do not want to identify Steep Slopes as Critical Environmental Areas.
- e. Grants - Jennifer Gruschow
 - 1) We are still waiting for an answer on the Grant. Jennifer has been told that it will be late November before we hear.
- f. Planning Board Training - Tom Close
 - 1) No Report
- g. Planning Board Education- Bob Evans
 - 1) No Report
- h. Signs – Art Carcone
 - 1) John Phillips and Art Carcone will be reviewing the signs in the area.

2). NEW BUSINESS

- a. Finger lakes Cultural & Natural History Museum
 - 1. Bob Evans stated that he had heard that the Museum people were interested in Branchport being incorporated possibly.
 - 2. The Planning Board would like ongoing updates from the Museum Officials.

A motion to adjourn the meeting at 9:50 by Bob Evans and Seconded by Mary Coriale

Ayes- 6 Nays - 0.

Respectfully submitted,

Carol Goebel