

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

May 2, 2013

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, May 2, 2013, and called to order at 7:00 pm by Chairman Ron Rubin.

Roll Call:	Ron Rubin	Present
	Dave Owens	Present
	Art Carcone	Present
	Jack Wheeler	Present
	Ed Pinneo	Present
	Donna Gridley	Present
	Jen Gruschow	Absent

Others present included: Mike Steppe, Town Board; Max Parson, Town Board; John Phillips, CEO; David Specksgoor, The Observer; James Nardozi, Miller Contractor; Don Naetzker, Finger Lakes Museum; Herman Veil; Ashley Williamson, Recording Secretary.

Minutes from the April 2013 Planning Board meetings were voted upon and approved.

Steep Slope Application #2013-2, property at 5191 East Bluff Drive:

Jim Nardozi Finger Lakes Landscaping & Masonry, representing the Millers, explained that they wanted to install a small seasonal driveway. They implemented an extensive drainage system. During the construction, to protect the neighbor's property to the north the DEC approved installing a silt fence. He has worked with the Engineer, the DEC, Rick Ayres and Art and feels they have covered the basis of dealing with water runoff to preserve the lake, the neighbor's and the Miller's property. The drive way base will be local gravel that will meet or exceeded state standards, same grade that Yates County uses. There will be no concrete or asphalt used for the drive way. Rick suggested that because they are proposing a deviation from the standard fill coverage from 12 inches to 6 inches that if the pipe is crushed it is the home owner's responsibility to have it fix as soon as possible. Art said from the research he did he felt for this seasonal drive way, the vehicles that will be using the driveway will not crush the pipe.

Herman Veil, Miller's neighbor, spoke his concern of how quickly the project started. His concern was the covered grinder pump. Jim explained that the grinder pump will be covered with steel. Vehicles will be able to drive over it and not affect the pump.

Jim Nardozi stated that the gravel being used is New York State Highway grade and when compacted at 98% density it can be installed on grades greater than this driveway. The homeowner is aware that with any stone driveway maintenance is needed. There is no turn around in this driveway. It is designed to do a "K-turn" to pull out of the drive way.

A motion made by Art seconded by Ed to approve the SEQR. All were in favor.

It was requested that Jim sends an email to the planning board stating that he informed the home owner about the pipe coverage deviation.

The Town of Jerusalem Planning Board grants approval of the **Steep Slope Application # 2013-02 (dated April 12, 2013)** subject to the following conditions:

- 1) Yates County Soil and Water has reviewed the erosion control plan. Any conditions and concerns as noted by YCS&W in an email dated April 16th 2013 have been addressed.
- 2) Site boundaries and high water mark must be clearly marked.
- 3) On site – Pre construction meeting with Engineer, TOJ CEO, Highway Superintendent, Representative from KP Sewer & Water Dept., Details of proper installation and maintenance of the silt fence as well as either a 12 in. cover for crush protection for all standard drainage tile or schedule 40 pvc will need to be used per YCS&W. These conditions need to be provided to the contractor.
- 4) Identify Staging Area for removal of debris. Discuss plan with Highway Superintendent. The contractor must prevent tracking of soil from the site and provide for daily clean-up of any material deposited in the public road.
- 5) Establish sediment and erosion measure per final approved erosion control plan.
- 6) If topsoil from the construction site is to be saved on site and re-used, the location should be marked on the plan and the down slope protected by silt fence.
- 7) Seed, mulch, and water bare ground within 48 hours after construction.
- 8) Remove all construction debris, temporary sentiment and control measures when satisfactory stabilization has occurred and vegetation is established.
- 9) Any future damage to drain pipe at top of driveway will be the responsibility of the owner.
- 10) Any additional inspections required by YCS&W, if deemed necessary by the Town CEO, shall be an additional charge to the applicant of \$50 per inspection.
- 11) A letter of certification from the certified professional must be obtained by the property owner or builder/contractor when the work is completed, that it has been completed in accordance with the permit and a copy must be given to the CEO's office. An as-built survey or plan shall be required to show that the work was completed in accordance with the permit.
- 12) A final inspection by Town of Jerusalem CEO, verifying all conditions of Planning Board approval have been met.
- 13) All permits shall expire on completion of the work specified therein and approved thereby. Unless otherwise indicated, the approved permit shall become valid for a period of one year from the date of issuance. The Planning Board may grant a six-month extension of this period.

A Motion was made by Art, seconded by Dave to approve steep slope appl#2-2013, with conditions, was approved unanimously.

Old Business: Don Naetzker, Finger Lakes Museum- Presentation/Update:

Don Naetzker gave an updated presentation on the changes the Museum would like to make to the site plan. There were 3 changes to the site plan: 1) Bald Eagle Aviary: The care of 2 non-releasable Bald Eagles. 2) Culvert Extension: On State Route 54A ROW extend the culvert north to connect an additional storm water pipe and to provide an access driveway for Nichols. 3) Restroom Elimination: Remove restrooms at the Creekside Center. A tentative schedule for construction was discussed. The board requested that the application be formally submitted to Elaine for the June meeting, with clarification on the extension of the curb cut on 54A. The Town CEO also requested that Don contact him with the next week to discuss the three requests and possibly an on site meeting.

Committee Reports:

- a. Zoning Review Sub Committee (Reviewing Ag-Res. Zone) – Jim Crevelling/Chairman – written report submitted, minutes submitted from April 15th meeting.
- b. Agriculture Protection & The Right To Farm (Donna Gridley/Chair) - revisions with Phil Bailey – Public hearing planned for May.
- c. TOJ Conservation of Natural Resources & Renewable Energy (Deb Koop/Chair) - written report submitted via email
- d. Keuka Lake Watershed (Deb Koop, Chair) - none
- e. Branchport Hamlet – Jen Gruschow/Chair – none
- f. Signs –A. Carcone/Chair - awaiting feedback from Town Board on proposed amendments.
- g. Town Board liaison – Mike Steppe & Max Parsons
 - 1) Waterfront Revitalization Committee kick off. Identified members and had first meeting, next meeting on May 9th. Developing the mission statement, goals and objectives. Main focus will be Keuka Park area and the Hamlet.
 - 2) New Hamlet Committee- Grants are not available for private owners, business renovations of buildings.

Announcements: None

Motion to adjourn made and seconded at 8:43pm.