

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

November 5, 2015

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, November 5, 2015, and called to order at 7:00pm by Chairman Tim Cutler.

<b><u>Roll call:</u></b>	Ron Rubin	Excused
	Jen Gruschow	Excused
	Jack Wheeler	Present
	Ed Pinneo	Present
	Donna Gridley	Present
	Tim Cutler	Present
	Tom Pritchard	Present

**Others Present:** John F. Philips/CEO, Heather Tompkins, Chelsey Madia, Ronald K. Miller, Earl & Marla Makatura, Mike Steppe/Town Board Liaison, Ira & Sherry Goldman, Andrew Sensenig, Adele Middaugh, Tim Hopkins, Joan Paddock and other interested neighbors.

**Minutes:** October Minutes

A motion was made by Gridley to approve the minutes of the October meeting. The motion was seconded by Wheeler. All were in favor.

**Presentations:**

A). Tompkins/Madia 2732 Wager Hill Road Application Review

The application was reviewed by the Yates County Planning Board last week and a special use permit was approved with conditions. The conditions have all been satisfied. Yates County referred the site plan to YCSW we are not required to get a document from them. The application will go before the Zoning Board next week.

A resident inquired whether another site plan would be required for the use of a tent on the property. Since the tent is a moveable structure an application would not be required.

Heather Tompkins presented the following information- - Chelsey Madia and Heather Tompkins plan on hosting seasonal events in the existing barn and on the property. There will be farm to table cuisine featuring local ingredients from the Finger Lakes Region. There will be a ceremony site and parking on premises. They will use shuttles to and from hotels in Penn Yan to reduce car traffic. A tent may be used but it is shorter than existing trees.

Wheeler asked if events will be limited to weddings and private parties and Madia responded that they currently cater any event at their restaurant. This location will be very seasonal; from the end of May through the first week of October.

The barn holds 99 people and parking will be around the existing driveway. Rick Ayers suggested having a directional driveway and where to have the parking area. A liquor license will be obtained for the location that will apply for all events. Mobile sanitation trailers will be used for events (not blue boxes). Events will usually end at 10pm, 11pm at the latest. Cutler reminded them that in the future if they want a waste water management system; it is another application/process. There will be no additional lights for parking area.

The following corrections should be made to the SEQR application:

- Questions 10 and 11 should be checked "NO" since water will be from a well and mobile sanitation trailers will be used.

- Question 12b should be checked "YES".

- Questions 17 and 17b should be checked "YES".

The SEQR application was reviewed line by line and was determined to have a Negative Declaration. Wheeler made the motion that the SEQR application be approved. It was seconded by Pritchard and approved. All were in favor. Pritchard made the motion to approve the site plan and it was seconded by Pinneo and approved. All were in favor.

#### B. Guyanoga LLC/Jesse Worden 2885 Guyanoga Rd. Preliminary Review

The application is for the construction of a 3,280sf convenience/liquor store at the intersection of Guyanoga and County House Roads. A small grocery store previously stood on this site. The Guyanoga Market will offer standard grocery items and locally produced goods such as vegetables, meats and cheeses. The future sale of gasoline is planned. The building will be elevated 8" higher than the previous store to reduce the chance of flooding.

A Special use permit needs to be obtained from the Jerusalem Zoning Board and the site plan needs to be reviewed by the Jerusalem PB. Yates County will need to review the site plan and the special use request.

#### C. Andrew Sensenig/Harold Northrup 3307 E. Sherman Hollow Rd. Preliminary Review

The application is for a 48' x 68' single story shop to house a one-man business of custom furniture making. The question was asked if gutters were to be used and Andrew Sensenig answered that he was unsure at this point.

A Special use permit needs to be obtained from the Jerusalem Zoning Board and the site plan needs to be reviewed by the Jerusalem PB. Yates County will need to review the site plan and the special use request.

**Old Business:**

- a. Alexander Subdivision Discussion

Jeff Graff, the Town Attorney, has been contacted to clarify time lines regarding the Alexander Subdivision. It is unclear at this point if another Public Hearing will need to be held.

**Committee Reports:**

- a. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- b. Branchport Hamlet (J. Gruschow – Chair) No Report
- c. Comprehensive Plan Review Committee (E. Pinneo) No Report
- d. Town Board Liaison (M. Steppe) No Report

**Adjournment:**

At 8:17pm Gridley made a motion to adjourn the meeting, seconded by Pinneo.

Respectfully submitted,  
Janet Micnerski/Secretary