

TOWN OF JERUSALEM  
APPROVED  
PLANNING BOARD MINUTES

July 2, 2015

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, July 2, 2015, and called to order at 7:01pm by Chairman Tim Cutler.

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

**Others Present:** Pat Kellen/Town Board, John F. Philips/CEO, Terri Burkholder, Ed Reid, Gordon Lafferty, Pauline Young, Mike & Pam Townsend, David Waite, Sharon & Bob Case, John Manley, Mary & Mark Griffiths, John Phillips, Patti Loveland, Jonatha Meade, Robert Burgdorf, Robert Brown, Marianne Jahnke, Janet Russell, Patrick Killen, Philip Mann, Janet Micnerski, Recording Secretary and 1 other indiscernible name.

**Minutes:** June Minutes

One correction was made: Rubin clarified that deliveries are made to the building by pulling into the driveway and unloading.

A motion was made by Wheeler to approve the minutes of the June meeting with the correction. The motion was seconded by Pritchard. All were in favor.

**Presentations:**

a). Upstate Cellular Network d/b/a Verizon Wireless— Robert Burgdorf, attorney for Upstate Cellular presented the following information. There is limited flexibility in placing the cell facility to fit into the grid. It is his hope to get approval from the Town Planning Board tonight.

Wheeler asked if there were answers to whether the Skyline Tower Site was cleaned up (Yes) and is the proposed tower site a safe distance from the pond (Yes).

Rubin inquired why there is a need for a second tower to be put up in addition to the Skyline Tower. When the Skyline tower was built the Board was told there was room for expansion on that tower and there would not be a need for additional towers. Will there be a request for another one a few years from now? Burgdorf replied that there are 2 reasons: within the last 5 years demand has exploded for wireless data communication and the Skyline Tower has nothing to do with the proposed tower coverage area. He further explained that small hand-

held phones have a weak signal. This area is tough for coverage due to the topography. There are no additional towers planned for Jerusalem.

Gridley asked if the tower was within 5 miles of the state park. Cutler will look into it and stated it needed to be clarified for any potential impact on environmental quality.

The County Planning Board has approved the application and the Zoning Board has heard the presentation; waiting for final approval of the Special Use Permit.

Corrections required to the SEQR consist of changing the Land use type from forested to brush, inclusion of the flood plan, and verification of whether site is within 5 miles of Keuka State Park.

The SEQR application was reviewed line by line and was determined to have a Negative Declaration. Rubin made the motion that based on the above information and supporting documentation the SEQR application be approved pending the corrected part one and the archaeological letter from NYS. The motion was seconded by Pritchard. All were in favor. A motion to approve the site plan was made by Pritchard and seconded by Wheeler. All were in favor.

b). Keuka Commons Sketch Plan—Cutler stated the short SEQR form will be required based on acreage/square footage. David Waite and Jonatha Meade presented the sketch plan to kick-off the process and raise any potential issues. They are also presenting at the Jerusalem Zoning and County Planning Boards.

They are proposing a 28,600sf, 2 story building that will house a health center, fitness center, Tim Hortons and class rooms on property owned by Keuka College near the post office. There will be variances involved. There is currently a parking lot there. Waste water management is a concern as is safety due to the narrow streets in that area. Drainage will be connected to the sewer system. A Keuka Park resident asked from a legal stand point, if there was structural water damage to neighboring properties who would be responsible? Waite replied that they are not allowed to discharge any water off of the sight that is not currently discharged. Yates County Soil & Water will review the design to ensure it will deliver the results needed.

Another resident asked how many parking spaces will be available and Meade stated there will be 122. The whole project area is 2.2 acres with 1.6 of those acres being devoted to the building and parking. An effort will be made to preserve trees wherever possible. The question came up regarding the widening of Chestnut and Poplar Streets at taxpayer's expense but Waite said there is no plan to widen the streets at this time. Every function that is going in this building is currently on the college campus.

Area residents are concerned with the large number of cars in the area, parking issues and the presence of cars at all hours of the night. Philip Mann is concerned there will be additional light pollution and/or fumes from the restaurant. Waite responded that they will do calculations so that none of the light goes off the sight and as of right now the Tim Hortons that is planned to go in does not have a fryer or oven so that should not be an issue.

Bob Case expressed his concern over the effect of black top replacing earth so that water can't be absorbed. How will the increased water be handled as a result of the taking away of grassy areas? Meade replied that they will be using green practices to help slow down the water.

A Keuka Park resident asked about the “State of New York Zoning/Colleges” information that is posted on the Jerusalem Town Website. Cutler explained that educational institutions do have leeway in their educational endeavors and that Keuka College realizes there is case law behind what educational institutions in NY State can do in respect to building. The College has said they want to work with the town rather than go through the courts. The town needs to let them know what they need to do in order to work with town codes. A resident asked if the college would not be responsible for problems with the new building down the road. Cutler responded that the college is not absolved of any liability since they own the property.

Robert Brown has a concern with the college administration only being there 8 – 5, Monday through Friday and they don’t see what’s happening when they are not there. John Madden wants to know why the No Parking signs were removed from Central Avenue. Janet Russell would like the College to incorporate attractive looking trash receptacles. Residents often find beer cans in their mail boxes. Mary Griffiths wants to know if Tim Hortons and the athletic center will have set hours. Waite is unsure at this point. Another resident expressed concern with car lights shining into the nearby houses after hours.

Pritchard asked what the plan is for snow storage. Meade pointed out the grassy areas available without curbing. A resident would like there to be a plan for when there is an extraordinary amount of rain/snow; she would like a consultation with engineers on how this would be dealt with.

Rubin reminded the applicants that if they want to be on the August Agenda the Planning Board would need the final site plan as well as the YC Soil & Water Report 2 weeks prior to the August meeting.

**New Business:**

- a). Gordon Lafferty is seeking a permit to build on a lot he owns on West Bluff Drive. The application process he needs to follow was explained.
  
- b). John F. Phillips inquired whether a potential buyer of a farm on Darby’s Corners would be able to have a small retail business to sell what he grows on the property. Cutler referenced town code and did not see a problem with the request.

**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 9:25pm Wheeler made a motion to adjourn the meeting, seconded by Rubin.

