

TOWN OF JERUSALEM
APPROVED
PLANNING BOARD MINUTES

May 3, 2018

The regular monthly meeting of the Town of Jerusalem Planning Board was held on Thursday, May 3, 2018 and called to order with the Pledge to the Flag at 7:00pm by Chairman Tim Cutler.

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

Others Present: Sara Lyon and Bruce Lyon

Minutes: April 5, 2018 Minutes

A motion was made by R. Rubin to approve the minutes with corrections of the April meeting. The motion was seconded by D. Gridley and approved. J. Gruschow abstained.

Modifications to Agenda:

None

Public Presentation:

a) Steep Slopes #05-2018 for Randy Ferreira property at 2579 NYS Rte. 54A

D. Gridley made a motion to table the application due to there being no available representative to answer the questions of the Planning Board members. J. Gruschow seconded the motion and it was unanimously approved.

b) LyonSmith Brewing Sketch Plan Conference – 2579 Assembly Ave, Keuka Park

Sara Lyon and Bruce Lyon presented the following the information:

The property is located at the corner of Assembly Ave, Skyline Dr. and 54A. It was bought at auction and there is no current Survey. Their intent is to use the house, remove the garage & 2 sheds and put an addition across the front to be used for the brewing area. The first floor interior of the house would be opened up to add seating and 2 public restrooms; the second floor would be used for offices and storage. A deck would be added to the back of the house. Business hours will be noon – 8pm and noon – 4pm on Sunday.

The current entrance to the property is on Assembly Avenue and concern was expressed regarding the safety of numerous vehicles accessing Assembly Avenue if the view is diminished from the creation of a berm along Hwy. 54A. The parking area would need to be along Assembly and Rt. 54A since there is no other location that would work. There will be no tall lighting. There are already connections to public sewer and water. Their current brewing location is connected to sewer and water and there have not been any issues with the town of Penn Yan as a result.

Mr. Lyon expressed that he hopes the location of the parking area will not be a stumbling block due to the scenic overlay. They anticipate 25 - 30 parking spaces being available.

The following information was provided to assist with their application process:

- Have current figures for sewer & water usage prepared there will be concern for the current pipe size
- A more thorough site plan will be required
- Have YCS&W look at the current contours then work with an engineer to form a plan
- The Yates County Planning Board will also need to be involved
- The County Hwy. Department will also need to review the plans
- It would ease the process if your engineer has worked with the Town/County in the past

New Business:

The 2018 G/FLRPC day long Workshop is Friday, May 18. The 8 required training credits can be earned from the 1 day session. May 9th is the deadline for registration.

Old Business:

R. Rubin questioned if there was any follow-up on the CEO/email issue that was discussed at the April PB meeting. Chairman Cutler replied that Z. DeVoe responded positively to the feedback given to him.

Committee Reports:

- A. Agriculture Advisory Committee (D. Gridley – Chair) No Report
- B. Branchport Hamlet (J. Gruschow – Chair) A sign should be going up within the next few weeks.
- C. Comprehensive Plan Review Committee (T. Cutler - Chair) The survey is in its final stages and should be online and in the mail by the end of the month.
- D. Town Board Liaison (D. Jones/J. Sisson) No Report

Announcements:

R. Rubin will not be at the June PB Meeting.

Adjournment:

At 8:07pm J. Gruschow made a motion to adjourn the meeting and it was seconded by R. Rubin. All were in favor.

Respectfully Submitted,
Janet Micnerski/Recording Secretary