

Town of Jerusalem
Planning Board Minutes

October 3, 2019

The regular monthly meeting of the Town of Jerusalem Planning Board was held on October 3rd, 2019 and called to order with the Pledge to the Flag @ 7:00 pm.

Role call – all present except John Wheeler who was excused.

Paul Zorovich

Ron Rubin

Donna Gridley

Tim Cutler

Georgann Farrell

Kerri Hanley

Others present: Daryl Jones, Ron Stanley and George Dieffenbach

Minutes from September – clarify on page 2 – Donna did not understand extra blue lines (half way down) Ron wanted clarification – Dwight James, Contractor and Rick Ayers, Yates Soil and Water.

Will be updated.

Ron Rubin made motion to approve as amended, Paul Zorovich 2nd.

Tim –asked for any modification to the agenda.

Tim wants to update the board on a few things at the end of the meeting. (under the announcements)

Public Presentation:

(a) Dieffenbach Steep Slope Application – 11731 East Bluff Drive, Keuka Park

Ron Stanley– received comments from Elaine that Rick Ayers had reviewed the plan and the proposed septic, commence in winter time, everything is what was on the drawings that were submitted. Build back into back by the cottage, dig water line to supply the house and stair to new deck.

Tim shared note he received on plan from Joel Smith Diversified Contractor. Home owner and applicant has decided not to go with Joel Smith. Shared - does not seem to be a good option.

Tim – planning board needs correct copies of the design that you are going to move forward with.

Ron Stanley – owner has been talking with different contractors, very unusual that he contacted board before Joel Smith was even hired to do the work. Explained - Moving forward with plan that

has already been submitted to planning board. Not sure why he contacted you. Tear down cottage and build new 2 story cottage. A contractor has not been determined yet.

Ron Rubin asked about wooden retaining wall and neighboring homes. Ron Stanley explained

Donna – asked about 3 lower retaining walls and what kind of shape they are in.

George Dieffenbach (Owner) - stated that they will stay as is.

Ron Rubin asked if house was going to act as retaining wall. Ron Stanley explained basement reinforced walls.

Ron Rubin – asked about the sign near the house from Connect-a-service. Owner said that they sometimes secured clients to rent property.

Donna – asked again about retaining walls

Ron Stanley - asked if he wanted to replace walls now with new construction? George asked what engineer thoughts? How much? Engineer gave some examples. Owner agreed to replace them.

Donna – then the retaining walls will need to be on the plans.

Ron Stanley– our original plan was not to disturb the walls. Trying to minimize rebuild

Donna - if one of them fail after construction you would probably have to replace by barge. Discussed.

Ron Stanley – if we do rebuild retaining wall – will add to site plan and send to Rick Ayers. There is a 10 foot side yard if it failed after construction, also discussed.

Ron Rubin - asked about a side view of the property. Engineer did not have that.

Tim – need final plans that include retaining wall or process current application without repair and replacement of retaining wall. Conditions discussed. Tim said from what he could see the retaining walls did not look like they were in need of repair but did not get that close.

Donna – asked about blacktop driveway? Engineer explained driveway and drainage on the lake side. Not redirecting flow.

Donna – nice plan for stabilization – asked for no wet concrete to be left or washed away. Engineer asked for copy. (will be added to the conditions)

Tim any other questions/comments

Contingent on final design for retaining walls if owner decides to move forward.

Discussed conditions

Ron Rubin – questions any feedback on septic system

Ron Stanley – have not heard back on that until this process was done.

Tim – have you been in contact with DEC? Engineer stated that they have not yet. One of the challenges may be finding a contractor that can start this fall, otherwise we will have to wait to spring. Trying to get estimates for the fall.

Tim any more comments

Tim SEQR reading and conditions shared Part 1

Paul – adding address on application at the bottom – Tim should be the same 11731 East Bluff Drive, Keuka Park. Donna stated it is Bluff Point. Explained – will now use Bluff Point instead of Keuka Park.

George (Owner) – lives in Pennsylvania

Tim – when you apply for DEC what address are you using?

George (Owner) – resident of Pennsylvania – his address: 603 Essex Court, Pittsburg, PA 15238

Ron Rubin - #13 put in Keuka Lake as water body and #17 yes to refer to site plan

Tim – applicant is responsible for correct version of Part 1.

Part II

Reviewed by Tim

Discussed and reviewed.

Motion for Negative Declaration: Donna Gridley moved and made motion and Ron Rubin 2nd motion

Yates county Soil and Water conditions to be included shared by Tim

- High water mark must be clearly marked – staked out on site
- Pre-construction meeting with all representatives including planning board representative
- Details on erosion control
- Identify staging area for removal of debris
- Seed bare ground or temporary erosion control
- Final inspection by code enforcement officer
- Add – concrete clean up to follow EPA guideline (Donna's above comment)
- Add - If retaining walls replaced – designs provided to both town and Yates county soil and water.
- Add – DEC license for water line
- Add – septic design needs to be approved

Ron Stanley – asked for a copy with all conditions – Tim everyone will have a copy of this and conditions.

Will be sent out with approval letter – will go to Ron Stanley

Ron Rubin – asked about a copy for preconstruction meeting. Tim usually puts conditions together and gives copy to Elaine. (form – conditions are given with approval letter) Discussed.

Donna Gridley made the motion to accept and Paul Zorovich 2nd for approval with conditions – all in favor and passed.

Tim – updates/old business:

Taylor Henry who works for Licciardello Case– argued case on 9-24-19 – basically didn't change argument from first time, same counter argument. Mode – judge did not issue decision. Ongoing.

Tim – update – Kennel Law – final version of revised Kennel Law, public hearing has not yet been scheduled. Final number of dogs is 8 females and that is it. Discussion between town and humane society. Daryl shared humane society's concern with females from the puppy mills. Some Kennels in the town that have been operating in the town for years without any problems at all. New version will grandfather current kennels to continue to operate.

Tim – copy of workshop guide for fall workshop in Batavia – sign up are due by November 6th.

Ron Rubin – will Sheila notify planning board members if we need more certification. Tim good to keep track of that for yourself.

Tim – Kerri will resign at the first of the year – Tim asked her to notify Sheila, Town clerk.

Tim – talked to Zach regarding Lyon Smith – discussed.

Tim – have not heard any more about the advisory committee.

Daryl – added that No parking signs on Assembly Avenue and Central Avenue in Keuka Park – shared and discussed.

Donna - Keuka Park post office has a parking problem – Daryl 10 minute parking in front of post office. Also discussed.

Ron made motion to adjourn 8:33 pm

Respectfully submitted by:

Robin Johnson