

TOWN OF JERUSALEM PLANNING BOARD MINUTES

NOVEMBER 5TH 2020 (via zoom)

Town of Jerusalem Planning Board meeting called to order @ 7:00 pm and Pledge to the Flag

Roll call

PRESENT:

Tim Cutler

Robin Johnson, secretary

Ron Rubin

Paul Zorovich

Donna Gridley

John Wheeler

Georgann Farrell

Other present: Lester Hoover, Don Smith (neighbor of Lester Hoover), Eric Martin and Steve Castner

Minutes from October meeting accepted: Paul Zorovich made the motion and Ron Rubin 2nd to accept minutes as written

All in favor, passed

Modifications to agenda: Donna Gridley mentioned a discussion under Old Business – fueling station on the water near Esperanza Rose used to sit. Tim Cutler agreed to have a discussion.

Public Presentation to the Planning Board:

- (a) Application 1182 – Site Plan review for special use permit – Lester Hoover, 2792 Keech road, Branchport

Lester Hoover – Plan for a small retail business and grocery store – will be going to Zoning Board next week for a special use permit, he would like to put up a sign at the end of his driveway.

Tim Cutler – does planning board have any questions

Ron Rubin – questioned - was there a meeting prior with the Zoning board and Planning board members.

John Wheeler – sees no measurements on this sketch plan, no measurements on property lines.

Tim Cutler - he is using an existing building with narrative shared

Ron Rubin – review and act on Site plan – we have not received a satisfactory Site plan or had a meeting prior.

John Wheeler – this business has been in business for a while, questioned tax number

Lester Hoover – working on getting a tax number

John Wheeler – started business back in May 2020.

Lester Hoover – stated that they applied for tax number 2 months ago and still have not received the number – explained.

Ron Rubin – not in favor of approving without specifics

Steve Castner – questioned shared driveway

Lester Hoover – willing to answer any questions by board

John Wheeler – we need to see a proper Site plan first in order to ask the appropriate questions. Feels we have to table without a Site plan.

Tim Cutler – members of the planning board get together with Code enforcement officer and applicant and then go ahead with the review. Need to have a conversation with Zach regarding part of our process. Explained to Lester Hoover (applicant)

Agreed by all board members

Ron Rubin – Site plan includes parcel and building specifics.

Donna Gridley – should have included drawing of parking spaces with square footage, or a handicap entrance or not. Questioned Exit sign on inside of building.

Tim Cutler – does not appear that we can approve a Site plan – we don't have the basic requirements needed. Will reach out to Zach with regards to this application, inadequate at this time. We can review the SEQR and share with Zoning Board. But can not approve the Site Plan which will be required by Zoning Board. Explained to applicant.

John Wheeler – needs to consult legal assistance with regards to State requirement.

Tim Cutler – defer and table – agreed by all board members

Tim Cutler shared that Mr. Hoover will hear from Zach DeVoe.

(b) Application 1183 – Site Plan Review for Special Use Permit – Eric Martin 4288 Friend Road, Penn Yan.

Tim Cutler – similar issue with your application for Kennel – explained

Eric Martin – Site Plan shared with board – building sight and existing building explained – better image on page two. 200 foot set back line discussed.

Ron Rubin – does not believe we have a Site plan that is needed with dimensions and distances from boundary lines and outside areas for the dogs.

Eric Martin – shared page 1 with dimensions.

Tim Cutler – we need to see the drawing to scale of the Site. You have touched on some of the things, but we need a drawing that shows the dimensions.

Eric Martin – did have a meeting with Zach

Tim Cutler – explained – two representative of Planning board to meet with applicant and Zach DeVoe to make sure all materials are shared with Board and adequate. Explained

Tim – defer and table this and not approve until we have the adequate Site plan, will contact Zach DeVoe and let him know. All board members agreed.

New Business: Donna Gridley shared a Facebook link – fueling site on Esperanza Rose dock location.

John Wheeler – clarification – he put that in – had a conversation with DEC in Avon – fuel is under 1100 gallons, Zach had no problem either. Has been in since July 2020. Somebody complained about 3 weeks ago, thought pump was too close with to lake, it is double walled tanks and lines. DEC does not have any problem with it.

Donna Gridley – did not know it was John's and saw the post of Facebook – new gas service on the lake.

John Wheeler – someone did complain and were turned away by DEC – I own the tank and dock.

Tim Cutler – questioned the dock and John explained. Did look in the Town Code. Not much in the town code that relates to fueling station on the lake.

Donna Gridley – special hamlet regulations discussed.

John Wheeler – found out from DEC as long as I was under 1100 gallons it was fine.

Old business:

Donna Gridley shared that she saw that Kevin Munt issued permit for storage building

Tim Cutler – he did not get permit from DOT, so he had to move building and use existing driveway, and did get a permit for what he needed and no variances remaining. Explained to board.

Donna Gridley – the building won't set between power lines and 54A

Tim Cutler – correct

Comprehensive Plan – Tim Cutler – has names and addresses of 2900 people who pay taxes in Jerusalem, creating a mailing list and will work on the survey for the town residents.

John Wheeler – asked if there has there been any conversation within the town and NYS concerning the West Bluff Hill and Pepper Road? New mgmt. and not open gates, hill will be vulnerable to the weather. (seasonal use)

Steve Castner – has not heard anything to date – will inquire with Tony Hurd

Town board – Steve Castner – revise our application and notifications for Zoning and Planning Board – need to have complete applications – working on application process and will be put in writing.

Tim Cutler – asked if we wanted to continue with zoom – all agreed to continue with Zoom

Motion to adjourn made by: Paul Zorovich made the motion and Ron Rubin 2nd

7:55 pm

Respectfully submitted,

Robin Johnson

Planning Board Secretary