

TOWN OF JERUSALEM PLANNING BOARD MEETING

12-3-2020 VIA ZOOM

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

**Roll call**

Tim Cutler

Robin Johnson, secretary

Ron Rubin

Paul Zorovich

Donna Gridley

John Wheeler

Georgann Farrell

Others present: Steve Castner, Lester Hoover, Eric Martin, David Clemments, Patricia Gorman, Bill Grove and Mr. Zimmerman

Tim Cutler – all members are present

Approval November minutes – Ron Rubin questioned and made correction then amended - Paul Zorovich made the motion to accept as amended and Ron Rubin 2<sup>nd</sup> the motion, all in favor.

**PUBLIC PRESENTATIONS:**

**(a) Application 1182 – Site Plan Review for Special Use Permit – Lester Hoover 2792 Keech Road, Branchport**

Tim Cutler– revisit application should have been a sketch plan review – shared additional information with planning board.

Ron Rubin– questioned the shared driveway coming off the main road, is it shared with another parcel was asked of Mr. Hoover.

Lester Hoover – shared driveway – he owns the driveway and explained boundary line, no agreement that he is aware of. No problems with driveway. Mr. Hoover owns the driveway.

Ron Rubin– questioned permits and licensing on grocery store – can that be updated

Lester Hoover – shared copy from the State of New York

Tim Cutler – was not included in packet, has copy of request that was made only.

Mr. Hoover – they signed the permit and sent it back

Tim Cutler was signed by Rachel Weaver on May 7<sup>th</sup> that was in the original packet

John Wheeler– questioned a Federal number for taxable sales – should have somebody look into a NYS Sales Tax application for his safety.

Ron Rubin– if approved all NYS requirements need to be met – recommendation – Planning Board is not responsible for other requirements.

Mr. Hoover stated that he does have a tax id number now.

Tim Cutler – need a motion to approve Site Plan and SEQR II

Tim Cutler– shared SEQR with all

Motion for the Negative Declaration - Paul Zorovich made the motion and John Wheeler 2<sup>nd</sup>, all in favor

Site Plan – Donna Gridley made the motion to approve and John Wheeler 2<sup>nd</sup>, all in favor

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

Tim Cutler – supplemental information from last month for Dog Kennel – shows dimensions and shows where new building and dairy barn is located. Any additional questions for Mr. Martin. He has everything in order through Ag and Markets.

Donna Gridley– asked about waste

Eric Martin – shared he would have a compost pile either a barrel or hole in the ground for the waste, shared a map as well. No leakage or run off will go into the creek.

Donna Gridley– how close is the compost pile to the creek

Eric Martin – approx. 125 feet – map was provided by Yates county soil and water

Tim Cutler – no other questions – will be going to the Zoning Board next

Tim Cutler – SEQR discussed and reviewed

Motion for a Negative Declaration made by: John Wheeler and Paul Zorovich 2<sup>nd</sup>, all in favor

Site Plan motion to approve made by Paul Zorovich, 2<sup>nd</sup> by John Wheeler, Ron is recused himself on Site plan, motion passed.

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**(c) Application 02-2020 – Sketch Plan Review – Commercial District – Patricia Gorman – 2472 State Road 54A**

Tim Cutler– shared application for residential from rear and business/commercial from front

Trish Gorman– thank you for hearing my proposal – purchasing building – not changing any structures on the outside – wanted to go through required process and keep it similar to last 2 owners.

Paul Zorovich – who will be living in residential portion

Trish Gorman – could be myself – but an employee probably that is running the business

Donna Gridley – are you renting space out

Trish Gorman - Yes 4500 square foot space available for rental – explained – board room

Donna Gridley – questioned gatherings and septic

Trish Gorman explained - 3 bathrooms – shared that septic inspection has been completed – shared previous owner’s comments. Does not have verification

Donna Gridley– concern noted

Ron Rubin – septic inspection based on number of individuals approved for occupancy

Donna Gridley– next issue is parking spots – no indication of parking spots

Trish Gorman – can park 7 cars in the back- discussed access and assigned spots would be noted. If we had additional cars for an event – would create a plan ahead of time. No agreement with neighbors at this time.

Tim Cutler– need a better outline of parking

Trish Gorman– do you need agreement from neighbors – how does this work?

Donna Gridley – unsure how many spots are needed for 4500 square foot space

Tim Cutler – discussed commercial use

Trish Gorman– there is a turn around in the front of the building also explained.

Ron Rubin – will this involve evening sessions

Trish Gorman – yes from 6-8 pm

Ron Rubin – Site plan for lighting and parking will need to be provided

Trish Gorman – evening meetings were held by prior owners, if it needs to be enhanced can be done

Tim Cutler – with change of ownership these questions come into play, explained.

Tim Cutler – has change of ownership gone through yet

Trish Gorman – end of December – but I don’t want to own a building that I can’t use

Tim Cutler – just need clarification for those things – explained

Tim Cutler - change of ownership will trigger a septic inspection by Yates county soil and water and adequacy for the number of people who might be working in the building. Colby Peterson will be asking those questions.

Trish Gorman – grateful to information

Tim Cutler – supplement application with actual survey map to the property

Donna Gridley- you could easily blow that up to indicate parking and lighting as well

Tim Cutler – concern noted – if you are going to be using parking lot across that Street at Curbeau’s – pedestrian crossing the Street may be an issue. Discussion of traffic and safety

Ron Rubin– Site Plan will need boundaries noted and septic system and proposed signage should be indicated

Tim Cutler – explained that the updated Site Plan with parking, lighting and septic along with signs is needed.

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**(d) Application 1184 – Sketch Plan Review for Special Use Permit for James Zimmerman – 2293 Friend Road, Jerusalem**

Mr. Zimmerman joined meeting – has woodworking business – just bought property on Friend Road to move same business over to the new location – will be living at new location.

Tim Cutler– shared drawing in application packet – shows driveway and buildings on property approx. 300 feet off of Friend Road

Mr. Zimmerman – straight driveway to end of shop – Pole Barn and parking at the end of the driveway.

Ron Rubin – will you need utilities to building

Mr. Zimmerman – will need to run 200 amp service to the barn, water is there already. Custom make cabinets for customers, explained making and installing for customers. Specialize in bathroom and kitchen cabinets – woodworking.

Tim Cutler– will need more detail on Site Plan showing how you configure parking in the driveway. Is Site Plan sufficient with board members.

Donna Gridley- does not have questions at this time

Mr. Zimmerman – 1 or 2 cars per day coming in at the very most

John Wheeler– no reservations

Ron Rubin– questioned evening hours and lighting

Mr. Zimmerman 8-5 pm normal business hours, there is lighting

Ron Rubin– asked him to add to sketch plan

Mr. Zimmerman – not a blind spot on the curve and parking is in front of the shop, explained

Tim Cutler– might want to include what you plan to do for signage and regulations on signs

Mr. Zimmerman – no plans for signs currently

Tim Cutler – Site Plan review for next meeting with additions

Mr. Zimmerman – will be going to Zoning board next week

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Bill Grove and Mr. Clemments

**Application 10-2020 – Steep Slope Site Plan Review – Gravel Drive, storage building and addition to existing structure – 7182 West Bluff Drive, Branchport**

Bill Grove – explained that they are seeking a variance as well

Mr. Clemments – purchased property recently – seasonal home, no heat, no insulation – plan to clean property up and replaced septic system in September and want it to be year round home someday, needed storage building, not possible to get a garage on other side of road which was explained. Pursuing a variance for building to be on the Lake side of the road. Permit application for steep slope and comprehensive plan.

Tim Cutler– spot is very narrow

Bill Grove– existing structure of the house is within the right of way and renovate the house – explained.

Mr. Clemments – explained purpose and will be going to the Zoning board next week – utility company has an easement as well. Septic system in the area and leech area is already in place. Modified existing system and was brought up to current standards.

Donna Gridley– could we get a letter from Yates county soil and water that this has happened with the septic

Bill Grove– yes Zach has a copy of the letter – August 29<sup>th</sup> permit was issued and approved.

John Wheeler– the proposed cottage is not included in the application

Mr. Clemments – explained

Tim Cutler– did hear from Rick Ayers regarding retaining walls

Tim Cutler – 6 inch storm drain under the covered porch be in a better spot if possible, but no other concerns.

Bill Grove– explained it was necessary to have that on the East side of the house

Ron Rubin– questioned right of way and 40 feet

Bill Grove – explained right of way from the center line and set back

Donna Gridley - once construction gets started it is very narrow there – one tree could be an issue – discussed

Tim Cutler– any other questions/concerns – Zoning board will review next week. May have to come back to Planning board for amended steep slope. Explained

Tim Cutler – reviewed conditions

Proposed construction sequence reviewed in detail

Tim Cutler – retaining wall details reviewed

Tim Cutler - SEQR II reviewed by board

Motion for Negative Declaration made by: Donna Gridley, John Wheeler 2<sup>nd</sup> , all in favor

Site Plan motion made by: John Wheeler accept with conditions, Ron Rubin 2<sup>nd</sup> all in favor

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Tim Cutler – proposed a process with Code Enforcement Officer and applicant – discussed that

Jamie Sisson had shared that this was not necessarily a legal step

Tim Cutler – further explained the Site Plan process for approval and getting steps in order – takes longer than one month for the process.

John Wheeler - Why is it not legal

Steve Castner – questionable open meeting law violation – explained

Ron Rubin – town is okay with an extra month in the process

Tim Cutler – discussed check list and waiver options available for the Planning Board, sketch plan is not needed each time.

Donna Gridley – Sketch Plan vs Site Plan review discussed

Ron Rubin – suggestion regarding check list – reference to the specific code number and statement that they are not all inclusive.

Tim Cutler – Zach put check list together

Tim – comprehensive plan – working with printer in Seneca Falls, has addresses of all property owners in town of Jerusalem

Steve Castner – had no further updates from Town Board

Happy Holidays to everyone!

Adjourned 9:05 pm motion made by: Paul Zorovich

Respectfully submitted;

Robin Johnson

Planning Board Secretary