

**Town of Jerusalem**  
**Planning Board Minutes for 3-4-21**

Planning Board meeting called to order with the Pledge to the Flag @ 7:00 pm

**Roll call - present**

Tim Cutler

Donna Gridley

Ron Rubin

John Wheeler

Georgann Farrell

Paul Zorovich

Robin Johnson

Others present: Bill Grove, Patricia Gorman, and Steve Castner

Tim Cutler – no modifications to agenda

Approval of February meeting minutes – Ron Rubin has an addition – 2<sup>nd</sup> application approval to keep going with consistent – need to say all in favor and motion passed. Tim will update the minutes and make correction. Motion to approve as amended by John Wheeler and Donna Gridley 2<sup>nd</sup>, Robin Johnson abstain due to not being present at meeting.

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**(A.) Application 02-2020 – Site Plan Review – Commercial Zone – 2472 Route 54A, Jerusalem,  
Patricia Gorman**

Tim Cutler – explained that Patricia Gorman was at Planning board a couple of months ago and wanted information that she would need to move forward with her application process.

Ron Rubin – questioned if we had a final Site Plan but was satisfied with documents that we were given.

Patricia Gorman – spell out what you need, one was in original packet.

Tim Cutler – explained that she was specifically addressing questions that the Planning Board had for her. Is that sufficient.

Ron Rubin – if we are going to require Site Plan we don't have one, satisfied with current documents, but we should not approve without a Final Site Plan.

Tim Cutler – asked Patricia if she could supply a Final Site Plan and discussed.

Patricia Gorman – will mark Septic plan and parking, lighting and signage on Site Plan and produce a Final Site Plan to Planning Board.

Ron Rubin – does not want to be the one holding it up for another month, just want a Final Site Plan to be forthcoming to the Planning Board as long as everyone is in agreement.

Tim Cutler – yes agreed by Planning Board to proceed on motion

**SEQR Part I** – one signed on November 20<sup>th</sup>

Tim Cutler – reviewed

**SEQR Part II**

Tim Cutler – also reviewed

Motion for Negative Declaration made by Paul Zorovich and 2<sup>nd</sup> by Donna Gridley, all in favor, motion passed

Motion to approve the Site Plan with the condition of receipt of Final Site Plan from applicant made by Paul Zorovich and 2<sup>nd</sup> by Ron Rubin, all in favor, motion passed.

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**(B.) Application 08-2018 – Steep Slope Site Plan Review – Tuttle Residence – 8291 East Bluff Drive, Penn Yan**

Tim Cutler – Rick Ayers has no further concerns, explained that original Site Plan was approved in fall of 2018, Yates County Soil and Water is good to go. Had a couple of unresolved issues, also explained. Have Bill Grove with us to share details.

Donna Gridley – went back and read minutes from meeting in October 2018.

Bill Grove – not sure it is going to be a modular home any longer, it is going to be a stick built home now. Explained that power would have had to been interrupted, explained. Existing mobile home will be replaced by stick built home same size.

Tim Cutler – has not been a preconstruction meeting – discussed conditions and construction conditions.

Ron Rubin – on a stick built home do we need construction blue prints was asked.

Donna Gridley – is this a steep slope and do we need to know the run off also asked.

Bill Grove explained it is no different and nothing is being changed.

Ron Rubin – Zach DeVoe will have to sign off on the blue prints correct

Tim Cutler – yes

Ron Rubin – the disturbance of the soil will be the same as previously stated.

Bill Grove – stated yes

Tim Cutler – reviewed plans for drainage from previous information

Steep Slope Application with modification that it is a stick built home instead of modular motion made by Ron Rubin and conditions will remain the same and Donna Gridley 2<sup>nd</sup>, all in favor, motion passed.

Tim Cutler – shared a couple of other items with the Planning Board

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Tim Cutler – Remote training process from Genesee Finger Lakes – discussed and shared. In service training and good refresher. Keep track of hours and share with Sheila McMichael for credit. These will be relatively short sessions.

Ron Rubin – there is no expense and does not require pre-approval

Tim Cutler – programs will continue virtual at this time. Not sure what platform will be used. Always some good points about managing open meetings.

Steve Castner – nothing else to share at this time.

Tim Cutler– Irwin Application discussed – one of the conditions was having sign easement agreement, received document that originated with Todd Alexander – share document on screen and will send each a copy of this. This is related to the private road. This is the document that would be filed at the County for the agreement that provides ingress/egress access and maintenance agreement around the private road.

Donna Gridley – if it is signed by both parties we don't need to see it.

Tim Cutler – continue to explain private drive specifications.

Ron Rubin – was this reviewed by our Attorney at that point was asked

Tim Cutler– does not think so

Steve Castner – Town board is supposed to approve private road access

Tim Cutler - will have a discussion regarding this at next Town Board meeting which is next week.

Ron Rubin – should be reviewed

Tim Cutler – reviewed the procedure and process for open development which covers that. Application is referred to Planning Board by CEO. Can bring to Town Board meeting. Continued discussion

Steve Castner – private road vs shared driveway discussion continued

Tim Cutler – will share comments and thoughts with Town Board first and ask them how they want to handle this. Wanted to make sure that agreement is acceptable. Continued discussion with Planning Board members. Will have clarification from Town Board.

Donna Gridley – last month's meeting – had a discussion with Elaine Nesbit regarding neighbors, town code and public hearing options.

Tim Cutler – if we choose to have a Public hearing we can have one, but we don't have too, explained open meeting law. There are some things that we are required to have a Public hearing, also explained.

Steve Castner – Vinny – Town Assessor has resigned from Town of Jerusalem – took a new job in Geneva.

Motion to adjourn made by Ron Rubin @ 8:10 and Georgeann Farrell 2<sup>nd</sup>.

Meeting adjourned

Respectfully submitted by:

Robin Johnson, Planning Board Secretary