

JERUSALEM TOWN BOARD PUBLIC HEARING - JUNE 13, 2006

Minutes of the Public Hearing on the Town of Jerusalem Comprehensive Plan held on June 13, 2006 at 7:00 P.M. in the Branchport Fire Hall.

PRESENT were: Councilpersons Barden, Folts, Hopkins and Stewart, Supervisor Jones, Town Clerk McMichael.

Steering Committee Members: Neil Simmons, Michael VanWormer, Mary Coriale, Robert Worden, Sarah Stackhouse, Anton Dinehart, Roger Ribble.

With proof of notice having been duly published and posted, the Public Hearing was opened at 7:00 P.M.

Supervisor Jones called the meeting to order at 7:00 P.M. with the Pledge to the Flag.

He welcomed the 100+ residents who attended tonight's hearing. The meeting was turned over to Councilperson Barden who served as the Chair of the Steering Committee. Barden explained the two-year process undertaken in drafting the Comprehensive Plan with the assistance of Clark Patterson & Associates. He noted the document reflects the input, time and effort of many dedicated individuals. Bob Worden was credited with condensing the Plan into a flow chart (page 4.) which summarizes the key strategies and actions. The Town of Jerusalem thanked and recognized the Steering Committee members for their service to the community.

Comments/Issues included:

Dennis Race, 250A WLR, PY - felt we need to bring business to the area, but the Plan mainly promotes tourism-type business that is low paying, part-time and seasonal. Tourism can be handled by the County.

Ed Pinneo, 3010 Pinneo Hill - not enough information gathered at the community workshops is contained in the final Plan. How will the farmers be compensated for the Plan's stated desire to maintain a strong agricultural presence and open spaces as farming becomes less economical?

Frank Strong, 506 East Bluff Drive - suggested we include a conservation easement act as an incentive to keep the land open. Councilperson Barden noted this has been included as an action in the Plan.

Following further comments, it was evident numerous community members were anticipating a presentation on the Comprehensive Plan and were not prepared to comment on the Plan tonight. In response

to this, Steering Committee Member VanWormer presented the Executive Summary (pgs. 1-3, attached).

Councilperson Barden then continued with a question and answer period.

Gordon Cook, 1031 EBD - asked why the Plan has been updated. Councilman Barden replied the Plan was done in 1992 and reviewed to determine if the existing Plan was still what we want and need today. By Town Law, a comprehensive plan is to be reviewed periodically. As the conditions upon which the document are based change, it is reasonable to assume that its contents may need to be changed as well. Also, a current Plan is a key criterion to simplify and accelerate the process of obtaining funding for future projects. Granting agencies want to see that municipalities are acting in concert with stated objectives with a clear vision of some future goal. They want to eliminate ad hoc projects and assure that funds are spent in pursuit of a well-defined purpose.

Joe Hoff, 706 WBD - raised the question of how the balance of farmland, history and future land uses such as pig farms and condominiums is addressed. Also, property maintenance issues need to be addressed as our appearance is not welcoming to tourists. The Plan is general and will be translated to an action plan as law.

John Jensen, Pepper Road - inquired about residential development given the Plan's incentive for the continuation of farms. The vision, policies, strategies and implementation items set forth in the Plan should be used to guide future actions and decision making. Per Town Law, all town land use regulations must be in accordance with the Plan as adopted. The current Town Code will need to be updated.

Barb Block, 639 WBD - asked if the Plan addresses towers. Telecommunication towers are regulated by Town Code and we currently have a moratorium on wind turbine farms.

Frank Strong, 506 EBD - questioned places of adult entertainment. An adult entertainment facility can not be denied in New York State, so the Plan must identify an area that allows such places.

Jim Christiansen, 2875 Rte. 54A - Does not agree with the commercial expansion on Rte. 54A due to the scenic vista. Establishments must be successfully integrated into the community, i.e. a business corridor. The future land use map shows 54A as mixed use, as it is now. The intent was not changed in that area.

Priscilla Erikson, 762 EBD - stated there is a lot of land overlooking land that is subdivided. Councilman Barden stated the Plan addresses how to preserve open space, provide an incentive for farmers to farm and encourage development other than one acre ticky-tacky houses into something like cluster developments. The overlay for steep slopes will have different lot size requirements for areas such as the Bluff.

Ed Pinneo, 3010 Pinneo Hill - Councilperson Barden responded to Mr. Pinneo's question posed during the public comment period asking how the farmers will be compensated for the Plan's stated desire to maintain a strong agricultural presence and open spaces as farming becomes less economical? He stated he had no direct answer to this question and was not unilaterally empowered to give him an answer.

Engaging Clark Patterson & Associates to assist in drafting zoning regulations that will be needed following adoption of the Plan as proposed in the original contract is under discussion. Mike Van Wormer stated we are amateurs and will need professional guidance in this area. The process will be similar to the draft of the Comprehensive Plan whereby CPA made recommendations and the assigned sub-committee will tailor it to the specific needs of the Town. There have been several attempts to develop zoning regulations in the past that have not yet yielded a final draft for adoption. History would indicate that the Town needs expertise to develop the appropriate regulations.

Richard Pinneo, 4071 Vine Road - questioned the data used by CPA due to disagreement with some of the maps contained in the Plan. CPA's source for most of the maps was from Yates County.

Neil Simmons, Culver Hill Road - advised that we proceed with caution if a consultant is utilized to draft the Town's regulations because it is important that they include local input, and not a cookie-cutter approach.

Bob Saxon, 94 Esperanza Drive - asked if the Plan addresses structure size. It only addresses aesthetics.

Gary Cronk, 3028 County House Road - stated there are not a lot of "next-generation" farmers to carry on the farming industry. A reminder from the community to the Town Board was suggested in response to the comment. Successful implementation requires ongoing communication and cooperation among the leaders and residents of Jerusalem.

Ray Spencer, 3156 Williams Hill Road - requested the timeline. Our goal was to complete this process while the lake residents are here.

Barb Block, 639 WBD - Town refuse pick-up was questioned. An annual Town clean-up date has been considered in the past, but was eliminated as it is cost-prohibitive.

Art Hunt, 4021 Italy Hill Road - Does the Plan favor an incentive for farming and will the Town stand behind the farmers' effort to stay profitable? This fits in several strategies. There is incentive for development and the Plan provides the foundation for this growth management.

Matt Yonts, 3605 Pepper Road - stated as a next-generation farmer, his Plan B to farming his land is to sell it as building lots. The Plan should not limit his options in any way and he asked the Board to be fair to those on top of the hill. Priscilla Erikson, 762 EBD, noted it should be done tastefully so the next farm retains its worth also.

Several residents commended the Steering Committee on the work done on the Plan. Due to the desire for more public input, a second public hearing will be set at the June 21, 2006 Town Board meeting. Copies of the Plan are available from the Town Clerk and on the Town website www.jerusalem-ny.org. Copies will also be placed at the Branchport and Penn Yan Libraries. Notice of the Public Hearing will be run as a legal ad and a block ad and advertised on the local radio station. Comments may be submitted in writing to the Town Clerk or e-mailed to comments@jerusalem-ny.org.

With there being no further business, on a motion of Councilperson Hopkins, seconded by Councilperson Folts, the hearing was closed at 8:37 P.M.