

Approved

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

June 5, 2008

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday June 5, 2008 at 7:00 p.m. The roll was called:

Present: R. Evans - Chairman
Excused: Arrived @ 7:10PM M. Coriale – Vice Chairman
Present: E. Pinneo
Present: A. Toasperm
Present: D. Koop
Present: B. Pringle
Present: D. Gridley

Others present: Rodrigo and Barbara Alconero, Gerald Kernahan, Jim Barre and Neil Simmons.

APPROVAL/CORRECTION OF MINUTES

A motion was made by D. Koop and seconded by D. Gridley to approve the May 1, 2008 minutes as corrected. (Ayes -7 Nays – 0) Motion carried.

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

OLD BUSINESS

Dennis and Penny Murphy Application #929

Gerald Kernahan P.E. for Dennis and Penny Murphy presented application for a special use permit and site plan for a proposed store/deli. (Apartment allowed in AG/RES).

As this board finds a negative declaration on the short environmental assessment and this board approves Site plan dated 4-11-08 signed by Gerald Kernahan P.E. which satisfactorily addresses:

- #1. Business/apartment plan
- #2. Ingress/egress
- #3. Parking
- #4. Hours of Operation

Owner should also include in addition to the aforementioned site plan:

Low level lighting

“No Parking” sign be placed to prohibit parking on the DAR memorial site

Market's signage must meet the Town of Jerusalem standards.

Motion: A motion was made by E. Pinneo and seconded by B. Pringle to pass on application #929 for special use request along with the site plan submitted with attached layout plans and KWIC approved septic to the ZBA with no concerns providing all building renovations including market septic are completed for both the market and the apartment are approved by the Town of Jerusalem's building inspector as satisfying the Town of Jerusalem building codes. (Ayes – 7 Nays – 0) Motion carried.

Alconero Application for Open Development

Mr. and Mrs. Alconero presented updates on the progress of their application for open development.

Motion: A motion was made by E. Pinneo and seconded by B. Pringle to accept their SEQR application as presented (negative declaration). (Ayes – 7 Nays – 0) Motion carried.

Motion: Based on the final SWPPP approval of the Alconero APD Engineering Storm water Management Plan ES-1 Dated 11/14/07 by Dixon Rollins PE Regional Water Engineer dated 6/5/2008 and this board's approval of the revised full Environmental Assessment dated 5/12/08, M. Coriale made a motion

#1. To recommend approval of the private road as part of the Alconero's request for Open Development contingent upon satisfying #6 of the Town of Jerusalem Private Road Standards.
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#2. To recommend approval of Proposed Project Phasing

#3. To receive approval "Overall CS1 Drainage Plan" with the addition that the inspector shall be a NYS certified erosion professional as described in the executive summary contained in the SWPPP page 3.

#4. To recommend approval of the "Maintenance Schedule for Permanent Storm water (BMP) Controls" of (appendix "E" of the SWPPP (pg. 27). It describes how and when each permanent control will be observed/inspected and maintained. The maintenance will be managed by owners of the affected lots. The current easement agreements, which call for maintenance, will be incorporated into a homeowners association agreement, which will be formed once open development has been approved (by the Town) and the affected lots are sold.

#5. To recommend to Town Board that once a general contractor is selected, the general contractor, and any subcontractor associated with any type of earth disturbance, shall each be required to complete the contractor certifications contained in the SWPPP.

#6. To recommend to the Town Board that prior to issuance of any building permit that improvements as identified in the approved final engineered Alconero Storm water Management Plan referred to above applicable to the phasing be deemed satisfactorily completed by a NYS certified erosion professional as identified in the executive summary contained in SWPPP page 3. Lastly the CEO may not issue a Certificate of Occupancy until the road and storm water maintenance agreements have been recorded in Yates County Clerk's office and a road sign has been erected by the owner with the house number/s displayed.

#7. This board also notes that development of any of the Alconero properties whose topography triggers steep slope review will be required to undergo the applicable reviews. E. Pinneo seconded the motion. (Ayes – 7 Nays – 0) Motion carried.

THE PLANNING BOARD'S PUBLIC BUSINESS

OLD BUSINESS

COMMITTEE REPORTS:

WIND FARMS – The Town of Jerusalem assigned this subcommittee the task of researching wind power. They have taken their time studying, as development of wind power in neighboring townships has taken place. Several public informational meetings have been held. The subcommittee favors wind power development and recommends permitting a limited number of windmills in the northwest part of the Town of Jerusalem - this being a favorable location supported by actual on-site testing and close proximity to a power transmission line. The committee feels that focusing on the financial part is critical.

Motion: E. Pinneo made a motion

1. To accept the report of the subcommittee on Wind permitting windmills in the northwest corner of the Town of Jerusalem.

2. The subcommittee to continue development of regulations and look into the financial aspects.

3. That the subcommittee's report be forwarded to the Town Board as interim report.

A. Toasperm seconded the motion. (Ayes – 6 Nays – 1) Motion carried. D. Koop is opposed to development of wind turbines in the N/W corner of the Town of Jerusalem until other alternative energy methods such as solar power, other wind power (residential & commercial) and/or a combination of alternative energies have been explored. N. Simmons stated that the Town Board's mandate to the Wind Committee was to study the feasibility of wind turbines for the Town of Jerusalem. He stressed that another sub-committee would need to be formed to study other alternative enenergies.

Motion: B. Evans made a motion to commend the Wind Subcommittee for the excellent work they have done which included 3 public meetings, an outstanding job. D. Koop seconded the motion. (Ayes – 7 Nays – 0) Motion carried.

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SLOPES – Chair E. Pinneo reported that the Slopes legislation passed at the last Town Board meeting.

ZONING REGULATION REVIEW – Copies of the Zoning Subcommittee minutes were passed out. Annette Toasperm summarized the committee's progress since our last PB meeting. (see attached minutes) The committee met on 5/2/08 and continued work on the Town House Concept. R-1 Regulations: still on the table for discussion is the increase to 25% coverage of lakeside land. The committee feels the need for more input from a greater number of R-2 residents concerning R-2 concept and will be putting information in the Bluff Point Association newsletter. The next meeting will be June 25, 2008 at 9 AM at the Town Hall.

SUBDIVISION REPORT – Met on 5/28/08. N. Simmons reported that they reviewed six recommendations made by D. Schneider on subdivisions. All six were declined. The majority of this committee felt that they should go forward with this just exactly the way it was and not make any adjustments based on D. Schneider's recommendations.

ADJOURNMENT

Motion: A motion to adjourn the meeting at 9:30 PM was made by E. Pinneo and seconded by B. Pringle. MOTION CARRIED. (Ayes -7 Nays – 0).

Respectfully submitted,

Diane Caves

Attachments:

Copies of the following:

- Alconero's Proposed Project Phasing
- Alconero's Private Road Maintenance
- Alconero's Maintenance Schedule for Permanent Storm water (BMP) Controls
- DEC Approval Letter re: Alconero Property SPDES Permit#NYR10P597
- Minutes of Wind Farm Subcommittee 5/16/08
- Minutes of Zoning Changes 5/2/08