

Approved

TOWN OF JERUSALEM
PLANNING BOARD MINUTES

August 7, 2008

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

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

Others present: Lisa Saether, Dan and Ruth Kennedy, Tom and Susan Close, Roger Riel, Glen Herbert, D. Scott Dennis.

APPROVAL/CORRECTION OF MINUTES

Motion: A motion was made by D. Koop and seconded by A. Toasperm to leave the minutes in draft form until they can be corrected. (Ayes -6 Nays – 0) Motion carried.

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

OLD BUSINESS

None

NEW BUSINESS

Mr. and Mrs. Kennedy came before the board to address D. Koop's concerns of dumping fill on their property. The Planning Board after discussion and questions rejected her requests.

THE PLANNING BOARD'S PUBLIC BUSINESS

OLD BUSINESS

COMMITTEE REPORTS:

WIND FARMS –

SLOPES - CEO J. Phillips addressed the issue of a need for a permit application for Steep Slopes. E. Pinneo along with Jerusalem Code Enforcement and Zoning departments drew up a draft application form for steep slopes. E. Pinneo suggested input from R. Ayers – Yates County Soil and Water would be helpful. B. Pringle suggested that the application should state that it is required to comply with the Steep Slope Law. The date that the application is drafted is suggested to be put on so that if the form is updated, you can be sure to use the most current version of application. The application should have a signature line taking responsibility for the work or attach a written authorization to act on his behalf – for instance a contractor.

Motion: B. Evans the following motion: The Planning Board has reviewed the draft steep slope application submitted by E. Pinneo dated 8/7/08. Suggestions have been made for modification.

There will be further review to formalize the application. This may be used by applicants for application for the September meeting. B. Pringle seconded the motion. (Ayes – 6, Nays – 0) Motion Carried.

ZONING REGULATION REVIEW – A. Toaspern summarized the committee’s progress since our last PB meeting. The committee met on July 25, 2008 and was joined by D. Koop and Shawna Bonshak. We were asked by Mr. Wegman to give a recommendation as to whether townhouses were appropriate in the Branchport Service Park after a month consideration and talking to people in the area also reviewing townhouse regulations from Victor and Gorham we decided we could find appropriate regulations to place townhouses there. The committee’s recommendation to the Planning Board is that we are in favor of it. The committee has written regulations which keep townhouse projects off waterfront property. It is all off the waterfront. One of the reasons that we felt Branchport Service Park is an appropriate place is that it is next to Branchport and that the idea is to give Branchport an economic boost. The Committee has looked at definition of townhouses and the fact that townhouses are on a separate identified tax map which is a direct benefit to the town where condominiums are not. The project that Mr. Wegman has is within reason. We were not just looking at his project, but any others that may go into this area. Shauna Bonjack is planning on coming to our August meeting. She has helped us through a lot of things that were a little more complicated than we were used to dealing with and she has dealt with quite a bit of townhouse regulations in other places. We do not have a final site plan from Wegman and Sproule. Mr. Wegman and G. Sproule have changed their plans from their first presentation to the Town Board so they have not seen their new presentation. There is a different configuration of the buildings. Wegman/Sproule are looking for a thumbs up or down on their townhouse project.

A motion was made by A. Toaspern and seconded by E. Pinneo the Planning Board with the subcommittee on Zoning Regulations Review has come to the conclusion that we are in favor of townhouses placed in the Branchport Service Park with recommendations for regulations. (Ayes – 6, Nays – 0). Motion carried.

ADVISORY REPORT - No Report.

ADULT ENTERTAINMENT – Agreed to take off the agenda.

NEW BUSINESS:

1. Re-discussion regarding “Low Impact Wholesale Business”. At the last Planning Board meeting we approved a change in the Low Impact Wholesale Business and made a subsequent recommendation to the Town Board. The last Town Board meeting they chose to referred to the Zoning Board as opposed of the Planning Board. We felt that the responsibility should be of the Planning Board. We asked M. Folts (liason) to discuss with Town Supervisor. Site Plan review is the Planning Board’s responsibility. Glen as a member of the Zoning Board also concurred.
2. “Keuka Watershed Land Use Management Plan” One of Town Board priorities.
3. Planning Board Priorities in absence of direction from the Town Board.
 - a. Subdivision
 - b. Townhouses
 - c. Right To Farm Law – a law that basically cannot sue for standard agricultural farm practices. Preservation of Agriculture.
 - d. Affordable Housing – Senior Housing for residents that were born and raised here that can no longer keep up their property but gives people an option to stay in the township without having to maintain the property. Glen made a suggestion that in your considerations to look through the Master Plan that is a very good document to stimulate something to guide you.

e. Alternative Energies and Conservation of Natural Resources.

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4. Budget Considerations for 2009: Mileage should be increased to \$3,600.00; Zoning should be increased to \$5,000.00, Schools kept at \$1050.00.

Motion: Bill Pringle made a motion to forward to the Town Board for the 2009 Budget considerations. Bob Evans seconded the motion. (Ayes - 6 Nays – 0). Motion carried.

ADJOURNMENT

Motion: A motion to adjourn the meeting at 9:05 PM was made by D. Koop and seconded by E. Pinneo. MOTION CARRIED. (Ayes -6, Nays – 0).

Respectfully submitted,

Diane Caves