

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
January 7, 2010

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans , on Thursday January 7, 2010 at 7:05 p.m. The roll was called:

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

Others present, John Goebel Jr, Tom Close, J C Smith, and Town Board members-Neil Simmons & Mike Folts.

APPROVAL/CORRECTION OF MINUTES

A motion was made by Ed Pinneo to approve the minutes as submitted. The motion was seconded by Deb Koop. .Ayes – 6 Nays 0

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A) NEW BUSINESS

I. Application for Sub Division & Planning Board review of Applications

a. Training Session

- i. A special session will be held for training.
- ii. Tom Close will send material to all members of the Planning Board, Town Board and the Zoning Board.
- iii. Tom Close reviewed the application forms, procedures, and fee schedules for several Towns, including: Bolton; Conesus; Woodstock; Geneseo; Dewitt; Hopewell; Dryden; and Trumansburg and copied what looked like the most common and appropriate approaches to generate the Application form. For the fee schedule I went toward the low end, but not the lowest of the examples that I found. A fee schedule will need to be adopted by resolution of the Town Board. I created the checklist for the Planning Board from the Subdivision review timeline that includes the time limits in the NY Town law and the Jerusalem Subdivision Regulations.

b. Materials for the Applicant

- i. Procedure to follow when applying for Subdivision Approval
- ii. Subdivision Application Form
- iii. Disclosure of Interest Form

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- iv. Subdivision Fee Schedule
- v. Division of Property not Subject to Subdivision Approval
 - 1. Form
 - 2. Instructions
 - 3. Affidavit
- vi. Definition of Terms used in Jerusalem Subdivision Regulations
- d. Materials for the Planning Board
 - I. Planning Board Checklist for Subdivision Review
 - II. Subdivision Review Timeline
 - III. NYS Town Law with cross reference to Jerusalem Subdivision Regulations.

B.) Other Business

1) Harborview Town houses

- I. Town Board approved Maloney property to become part of Branchport Service Park
- II. Meeting held with the Town Supervisor and several interested staff members to discuss the requirements for the SEQR and the Site Plan Review.
- III. For a conditional approval 9 items would have to be mentioned all that would need legal review.
- IV. DEC review was not received in time for the January 7, 2010 Planning Board Meeting.
- V. On December 31st a new plan was received. There were only 3 copies instead of the 9 that were needed.
- VI. They were hoping for approval at the January Planning Board meeting so they could proceed with the banking interest.
- VII. Mr. Wegman and Mr. Sproul maintained that they would be getting a C of O and this would require a Transportation Corporation approval by the Town Board.
- VIII. The tax code is not relevant to the project.
- IX. If Town Houses are approved we will see other developmental submissions from other contractors
- X. It was determined that they were not in compliance with Article 19 site plan review and copies were made so that they could be reviewed.
- XI. They were not in complete agreement with the 13 items of Site Plan Code.
- XII. Bob Evans will pass out the complete regulations, so that all of the Board Members may review them.
- XIII. A tentative special meeting will be held to review the SEQR & Site Plan on January 28th 2010 at 7PM.

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Material for this meeting should be received by
January 14th 2010.

- XIV. Bob Evans, Wayne Ackart, John Phillips and the Planning Board will come up with complete plan for the way these things should be handled.
- XV. Mr. Wegman and Mr. Sproul maintain that the SEQR was approved in May and that the plans have not changed.
- XVI. Tax Code not relevant to project as Mr. Wegman bought the Maloney Property.
- XVII. A participant in the PLB meeting voiced that he was really spooked about the waste system.
- XVIII. Changes to the Septic System could create more questions for the DEC.
- XIX. Wayne Ackart would agree to be our engineer if we would like, this could make the cost less. This would need to be okayed by the Town. This would be about 100 hours at \$40.00 per hour.
- XX. 30% open space in question since Mill St has been moved.
- XXI. A question was asked if these will be Town Houses (where people own or land) or Condominiums (where people do not own the land). Tax structure is completely different.
- XXII. If the corporation that will run the Town Houses has problems will the town be responsible to take it over?
- XXIII. There will be a major subdivision for the Town Houses

THE PLANNING BOARD'S PUBLIC BUSINESS

A. OLD BUSINESS

1). COMMITTEE REPORTS:

- a. ADVISORY COMMITTEE – Meeting Canceled
- b. KEUKA LAKE WATERSHED – Deb Koop – No meeting & no report.

2) PLANNING BOARD PRIORITIES:

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- a. Subdivision – Chairman Tom Close – Tom Presented a report that a Training session will be held. Materials list will be sent to participants.
 - b. Agriculture Protection & The Right to Farm - no report
 - c. Requirements for Planning Board Continuing Education – No report
 - d. Steep Slopes – meeting January 13 2010 Valley Inn at 12pm.
 - e. Conservation & Renewable Energy
The Open Space Inventory is finished and will be presented at the Feb. 4th Planning Board meeting. The map is too big to copy so Planning Board members should stop by Alan Comstock's office to see the map prior to the Feb. meeting. An explanation of the map & inventory will be mailed. The Gas Lease map is also finished and in Alan Comstock' s office.
- 3) NEW BUSINESS
- a. Cultural Center – There was a lengthily discussion about the possibility of Jerusalem/ Keuka State Park being selected as the site for a Cultural Center of the Finger Lakes. A decision is expected on January 13, 2010.
- 4) REORGANIZATION FOR 2010
- a. Motion was made by Deb Koop and seconded by Ed. Pinneo to nominate Mary Coriale for Vice Chairman – Ayes – 6 Nays-0
 - b. A motion was made by Ed Pinneo and seconded by Bill Pringle to nominate Bob Evans for Chairman – 5 Ayes - Nays- 1(Bob Evans)

Motion: A motion to adjourn the meeting at 8:20PM was made by E. Pinneo and was seconded by D. Koops. Ayes 6 Nays 0.

Respectfully submitted,

Carol Goebel