

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
July 1, 2010

Approved as corrected

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday July 1, 2010 at 7:05 pm the roll was called:

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

Others present, Jerry Kernahan, P.E., James W. Zimmerman, Janette & Tim Cutler, Tom Close, Town Board Member-Max Parson.

APPROVAL/CORRECTION OF MINUTES

A motion was made by Donna Gridley to approve the June minutes as submitted. The motion was seconded by Bob Evans.

Ayes – 5 Nays - 0

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

B. NEW BUSINESS

Tim & Janette Cutler – Property Located at Lot #75 Vine Road. Tax Parcel # 110-01-4-13.

a. SEQR – Approved 7/1/2010

- 1) A negative declaration was noted. Potential for erosion to be mitigated by steep slopes erosion control plan developed by Gerald N. Kernahan, PE. Dated 6/14/2010, Project number 2010-11.
- 2) New home will be located in the middle of the lot with the septic system in the front of the house.
- 3) Driveway culverts are strategically placed in some of the current drainage path.
- 4) The grade of the gravel driveway will be 12%.
- 5) There will be a preconstruction meeting to review the lay out of the driveway.
- 6) The driveway will be approximately 972 ft.

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
July 1, 2010

- 7) Only the dead wood will be removed and there are 8 acres of vineyard. 1 ½ acres will be disturbed for the driveway and ½ acre for the house.
- 8) The town has been asked to clean out the ditches.
- 9) Septic design does not (need) to be approved by the Board of Health because it will be under 15%. It will be approved by Paul Bowder.
- 10) Mr. Kernahan presented a Stormwater Pollution Plan Component Requirements diagram with a notice of intent.
- 11) Page 7 of Plans lists a construction sequence. #1-3 will be completed this year, #4-6 next year and #7&8 could be with either phase. There should be a preconstruction before each phase.

A motion was made by Donna Gridley to approve the SEQR based on the information provided and the supporting documentation that this proposal will not result in any significant adverse environmental impact and we will provide attached documentation to accept the SEQR with the negative declaration as noted, with potential for erosion to be mitigated by steep slopes erosion control plan developed by Gerald N. Kernahan, PE dated 6/14/2010, Project number 2010-11 and approval from Yates County Soil and Water.

The motion was seconded by Mary Coriale Ayes – 5 Nays – 0.

b. Steep Slopes Application 6-2010

- i. A Memo from Gerald N. Kernahan, P.E. dated 5/17/2010. Mr. Kernahan listed his additional information for the Regulations for Construction on Steep Slopes. This memo will be filed with the Steep Slope Application under Tim & Jeannette Cutler in the Planning Board file in the Town Office. In this memo Mr. Kernahan made some comments, some of which included.
 - a. A memo was received from Gerald N. Kernahan, P.E. dated 5/17/2010 to address the Regulations for construction on steep slopes as they relate to the aforementioned project. This memo listed 11 points of information relating to the proposed site plan. This memo will be filed with

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
July 1, 2010

the Steep Slope Application under Tim & Janette Cutler the Planning Board file in the Town Office. The Planning Board reviewed each item in the Communication.

- b. A letter dated 6/29/2010 from Rick Ayers of Yates County Soil and Water Stated that he had met with Jerry Kernahan prior to submission of this plan to offer suggestions. All of his suggestions were incorporated into Mr. Kernahan's plan. This letter will be kept on file in the Planning Board file at the Town Hall under Tim & Janette Cutler.
 - a. One minor comment was the placement of the silt fences need to be as close to the lower edge of the disturbed areas as possible.
 - b. A preconstruction meeting will be important to ensure all involved parties are aware of the requirements in this plan.

A motion was made by Mary Coriale to approve the Steep Slopes Application 6-2010 dated 6/14/2010 & Soil Erosion plan developed by Gerald N. Kernahan, P.E. dated 6/14/2010 project # 2010-11 for Tim and Janette Cutler for their property at lot 75 on Vine Road. The approval is contingent on the Septic design system that is forthcoming be approved by KWICK, that the NOI is approved by the DEC and the construction sequence 1-8 as presented by Gerald N. Kernahan in the Steep Slopes Construction Plan dated 6/14/2010 # 2010-11 page 7 is followed. Note: #7&8 may completed with either phase. There must be a preconstruction meeting before each Phase to assure that all involved parties, including contractor and owners, are aware of all the requirements in this plan, and that the conditions #1-11 in the memo from Gerald N. Kernahan dated 6/14/2010 be adhered to.

The motion was seconded by Donna Gridley. Ayes – 5 Nays – 0.

James W. Zimmerman – property located at 2026 Ingram Rd. Tax Parcel # 47-03-1-1 Special Use Permit

- a. SEQR- Approved 7/1/2010- Special Use – for Low Impact Whole sale Business

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
July 1, 2010

- i. A negative declaration was noted that this proposal will not result in any adverse environmental impact.
- ii. The only outside lighting would be a dusk to dawn light.
- iii. It was suggested that a map with better boundaries would be a help to the Zoning Board.
- iv. The property is between 3.8 and 4 Acres.
- v. The outside of the building is complete and the inside will be completed after approval of the special use permit.
- vi. Furniture will be built on a custom order process and will be direct to the consumer.
- vii. There may be a small sign that meets Town of Jerusalem zoning code.

A motion was made by Mary Coriale stating that it was determined, based on analysis of the application for a Low Impact Wholesale Business Article V, 160-20 and supporting documentation that the proposed action will not result in a significant adverse environmental impact and we will provide attachments to support this negative declaration.

The motion was seconded by Donna Gridley

Ayes - 5 Nays - 0

- viii. Special use application
- ix. Application was submitted by James W. Zimmerman to have a workshop to build furniture in a building that is already constructed on his property.
- x. The application needs to go to the Zoning Board of Appeals for approval allowed use in a Agr-Res with a special use permit.

A motion was made by Mary Coriale to recommend approval of the Special Use Application Site Plan 5/14/2010 to use his barn for a Low impact Wholesale Business Article V, 160-20. Applicant should provide more detailed mapping, as far as set backs, also plans for signage.

The motion was seconded by Bob Evans.

Ayes – 5 , Nays - 0

THE PLANNING BOARD'S PUBLIC BUSINESS

2) OLD BUSINESS

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
July 1, 2010

1). COMMITTEE REPORTS:

- a. Steep Slopes (Ed Pinneo, Chairman) Ed Pinneo was excused – The Steep Slopes amendment was passed at the June 16th, Town Board Meeting

2) PLANNING BOARD PRIORITIES:

- a. Zoning Regulations review Subcommittee – M Coriale – Chairman –
 1. The last meeting was held on June 22, 2010 at 5pm in the town office building.
 2. There was a guest at the meeting. Don Naetzke, Project Manager for the Finger Lakes Cultural Museum. He gave the committee members some suggestions as to how as to how a Hamlet is usually set up: a Hamlet is usually established for walking traffic, about a ¼ mile in each direction. He offered some suggestions as how to approach the zoning for the area. He also pointed the need to involve the Dept of Transportation in case you want ever want the speed limit lowered. He suggested that as we get closer we should have a transportation engineer as part of the team as a liaison between the Town and the NYS dept of transportation.
 3. The AG-Res Committee selected the following areas to be priorities. Kinney's Corners Hamlet, Scenic Area preservation districts, and the Hamlet of Branchport. Each committee member will give their suggestions as to what uses should be allowed on certain area's of 54A.
 4. Each member is going to fill out whether each use should be permitted that would be no oversight, special use or not at all. Mary will tally the results and hopefully by the next meeting we will have some kind of list of the things that we may want to see in these areas.
 5. Also an idea of how to establish performance standards that will work to fit into the neighborhood.
 6. The committee also will look into other places where we may find funding. The State Local Water Front Revitalization Plan. The plan does go in-land for a distance and Kinney's may qualify for some of those

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
July 1, 2010

moneys. Also implementation moneys are available through the State from the Environmental Protection fund and that would help with trails and parks.

7. A suggestion was made that the Committee might like to take a look at the Wild Life Museum area in the Adirondacks. Old Forge and Tupper Lake. The committee could possibly get some ideas.
 8. We are not looking at Branchport area right now because we are applying for a Grant.
 9. The next meeting will be held on July 19th at 5pm at the Town Offices.
- b. Agriculture Protection & Right to Farm. - Donna Gridley-Chairman.
1. Lisa Saether and Donna Gridley attended a training session on Municipal Agricultural and Farmland Protection Plans.
 2. No farms, no food, no vineyards, no wine.
 3. We should establish a Farm, Agriculture, advisory committee. this committee should be made up with anyone that farms in the Town. Donna would like a list of all of those whom farm. We would need to include the Mennonites.
- c. TOJ Conservation and Renewable Energies subcommittee – Chairman – Deb Koop – Co-Chair Lisa Saether.
1. No Report
- d. Keuka Lake Watershed (Deb Koop – Chairman)
1. Discussed goal of compiling a set of uniform land use codes for the entire watershed. Like Docks and Moorings.
 2. Discussed Land Use Seminar for officials & watershed members to Ag Seminar held in Geneva. They will get credit for attending.
 3. Discussed having Rick Ayres address the committee.
- e. Grants- Jennifer Gruschow.
1. Jennifer presented the idea of applying for the hamlet master plan grant to the Town Board at their June meeting and was well received. Two public hearings were set for June 29th and July 13th both at 6:00pm for the Board to approve submitting the application.

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
July 1, 2010

2. Jennifer met with Don Naetzker, the project manager for the Finger lakes Museum and he gave her a list of consulting firms to contact to prepare scope proposals.
 3. Of the 3 firms, 2 are preparing scope/proposals due by July 7th. Ryan Hallings from the FLEDC is preparing a portion of the narrative of the application, another portion will come from the consulting firm and Jennifer will be responsible for writing the remaining items for the narrative.
 4. The first public hearing was already held. No one from the public showed up, but Jennifer had a good work session with the Town Board members that were there and was able to gather a lot of good ideas.
 5. The application is due July 19th, we plan to mail it on Friday July 16th.
- f. Planning Board Training
1. Tom Close presented Subdivision Training.
 - a. A sample Plat for subdivision was presented by Tom Close. Tom explained how the Plat should be completed and what information needs to be contained on the Plat.
 - b. Tom presented a sample resolution for approving subdivision.
 - c. Tom reviewed both of these and explained how these should be completed and who should receive copies of the resolutions.
 - d. Also a decision needs to be made as to where the originals should be filed. Bob Evans will discuss with Elaine and Sheila.
- 2) New Business
- a. Finger lakes Cultural & Natural History Museum
 1. Glenn Herbert and Mary Coriale met with Dave Wegman and they spoke about the value in the partnership, and what the museum does will effect what happens with 54A and what we do with 54A will effect the Museum.

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
July 1, 2010

2. We should look at the Finger Lakes visitors association for a way to compensate Don Naetzker for his help.
 3. Mary is also working with Shawna between meetings.
 4. Donna commented that she had a quick response from Don Naetzker about the Finger Lakes Land Trust. He wanted to have a meeting with Andy Zeb.
- b. Budget Forms
1. Bob Evans indicated that he had received the Budget Forms for 2011
- c. New member for the Planning Board.
1. One candidate for planning Board.
 - a. Attilio Carcone – His name will go to the Town Board for appointment.

***Motion:* A motion to adjourn the meeting at 9:30 by Bill Pringle and Seconded by Mary Coriale. Ayes- 5 Nays - 0.**

Respectfully submitted,

Carol Goebel