

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES  
November 3, 2011

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday November 3, 2011 at 7:10pm, 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
Present	A. Carcone

Others present, Cam Sutherland, Jeff Arnold and Town Board members Max Parson and Neal Simmons

APPROVAL/CORRECTION OF MINUTES

**A motion was made by Bill Pringle to approve the October 6th Meeting Minutes as submitted.**

**The motion was seconded by Mary Coriale**

**Ayes —6 - Nays – 0**

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

- a Jeanne & William Francisco - Property located at 2101 Lower West Lake, Geneva, NY 14456. Tax Parcel #61.53-1-6 Add an addition to existing building.
  - i. This SEQR and Steep Slopes postponed to the December meeting.

B. NEW BUSINESS

- a Loomis Residence – Property located at 5022 West Bluff Drive, Bluff Point, NY 14478 – Tax Parcel 102.83-1-11. Construction of a new family residence.
  - i. SEQR
    - 1. A negative declaration was noted. Potential for erosion to be mitigated by steep slopes erosion control plan developed by William J. Grove, Grove Engineering dated 10/20/11. Project number 4-2011.

**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 the potential for erosion to be mitigated by steep slopes erosion control plan developed by William J. Grove, P.E. dated 10/20/2011- Project # 4-2011.**

**The motion was seconded by Bill Pringle.**

**Ayes – 6 Nays – 0**

II. Steep Slopes

1. Cam Sutherland presented the plans for the retaining wall on the Loomis Property on West Bluff Dr. The Plans were from William J. Grove, P.E. # 2010-11 dated 10/20/2011.
2. The Plan is to tear down the existing structure and replace the home on the same footprint and to build a retaining wall the next level up.
3. The wall will be built first, then a parking area will be made where the barn is now.
4. There was much discussion about the silt fence and the high water mark.
5. There will be a preconstruction meeting between the owner, the contractor, the Town CEO, Yates County Soil and Water and the Engineer before construction begins.
6. The Construction sequence listed on the plans needs to be followed.
7. There was a letter received from Rick Ayers dated 11/2/2011 to Bob Evans stating that his concerns for this Site Plan have been addressed.
8. It was noted that the contractor should not remove the erosion control measures until the vegetation is 80% replaced.

**A motion was made by Art Carcone to approve the Loomis steep slopes erosion plan developed by William J. Grove, P.E. dated 10/20/2011, with the following stipulations.**

- **A preconstruction meeting occurs between the Town of Jerusalem Code Enforcement Officer, Rick Ayers, County Soil and Water and the Engineer.**
- **The Proposed Construction Sequence listed on the Plans by William J. Grove, P.E. is followed.**
- **Seed, mulch, and water any bare ground within 14 days or as directed by the engineer.**
- **Removal of all construction debris, temporary sedimentation and erosion control measures need to stay in place until the site has an 80 percent cover of permanent vegetation.**

**The motion was seconded by Donna Gridley**

**Ayes – 6 Nays – 0**

- b Sutherland Residence – Property located at 5341 West Bluff Drive, Bluff Point, NY 14478 – Tax Parcel 109.35-1-6. Construction of a new single family residence.
  - I. SEQR
    - 1. A negative declaration was noted. Potential for erosion to be mitigated by steep slopes erosion control plan developed by William J. Grove, Grove Engineering dated 10/20/11. Project number 05-2011.

**A motion was made by Mary Coriale 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 the potential for erosion to be mitigated by steep slopes erosion control plan developed by William J. Grove, P.E dated 10/20/2011- Project # 05-2011.**

**The motion was seconded by Jennifer Gruschow**

**Ayes – 6 Nays – 0**

- II. Steep Slopes
  - 1. Jeff Arnold presented the plans for the construction of a new single family residence on the Sutherland Property on West Bluff Dr. The Plans were from William J. Grove, P.E. dated 10/20/2011.
  - 2. A gravel parking lot will replace the shed on the plans.
  - 3. The foundation wall plans need to be approved by the Jerusalem Code Enforcement Officer.
  - 4. A letter was received by Bob Evans from Rick Ayers dated 11/1/2011 stating that he has been working with Bill Grove. Rick made several comments in his letter.
  - 5. Some of the comments that Rick Ayers made are:
    - a. The plan states the use of ICF walls for the foundation that will retain 18 feet.
    - b. The erosion control measures need to stay in place until the site has an 80 percent cover of permanent vegetation.
    - c. A seeding specification should be included on the plan for the contractor to follow.

**A motion was made by Bob Evans to approve the Sutherland steep slopes erosion plan developed by William J. Grove, P.E. dated 10/20/2011, with the following stipulations.**

- A preconstruction meeting occurs between the Town of Jerusalem Code Enforcement Officer, Rick Ayres, County Soil and Water and the Engineer.
- The Proposed Construction Sequence listed on the Plans by William J. Grove, P.E. is followed.
- The plan states the use of ICF walls for the foundation will retain 18 feet.
- A seeding specification should be included on the plan for the contractor to follow.
- Removal of all construction debris, temporary sedimentation and erosion control measures need to stay in place until the site has an 80 percent cover of permanent vegetation.
- A silt fence should be installed above the mean high water mark
- The Code Enforcement Officer will need to approve the plans for the foundation wall.

The motion was seconded by Jennifer Gruschow

Ayes – 6 Nays - 0

#### THE PLANNING BOARD'S PUBLIC BUSINESS

##### 1). COMMITTEE REPORTS:

##### 2). PLANNING BOARD PRIORITIES:

###### A. OLD BUSINESS

- a Zoning Regulations Review Subcommittee – Mary Coriale – Chairman
  - a. The committee has not met since the 9/22/2011 Public meeting.
  - b. Mike Steppe is looking into GIS Mapping.
  - c. Mary presented the Proposal from Matt Ingalls for the Route 54A zoning Update Project Budget. This file will be attached to the minutes.
  - d. There was some concern as to how the committee should proceed because of the Hydrofracking proposed Local Law before the Town Board.
  - e. The part of the Hydrofracking proposal says that if something is not specifically allowed it is prohibited.
  - f. There was much discussion by the Planning Board regarding:
    1. That the Hydrofracking Local Law proposal is moving too quickly.
    2. There are a number of people in Benton and Milo who are working with a Land Use Attorney.
    3. The question was brought up as to who will be paying the pro-bono attorney.

**A motion was made by Bill Pringle to approve to recommend to the Town Board to have a Land Use Attorney review the hydrofracking zoning proposal & summarize its potential impact on our town's existing zoning and have Larsen Design make a presentation regarding +/- environment impacts of hydrofracking in our town.**

**The motion was seconded by Jennifer Gruschow**

**Ayes – Jennifer Gruschow, William Pringle, Ed Pinneo, Mary Coriale**

**Nays – Art Carcone**

**A motion was made by Bob Evans to approved the submission by the Sub Committee concerning 54A rezoning be approved and is the guideline henceforth. Town of Jerusalem Route 54A Zoning Update Project Budget that was presented by Matt Ingalls.**

**The motion was seconded by Bill Pringle**

**Ayes – 6 Nays – 0**

- b Agriculture Protection & Right to Farm – Donna Gridley-Chairman
  - 1. No Report
- c TOJ Conservation and Renewable Energies subcommittee (Deb Koop – Chairman & Jim Creveling – Vice Chairman)
  - 1. No Report
- d Keuka Lake Watershed Land Use Leadership (Deb Koop – Chairman)
  - 1. No Report
- e Branchport Hamlet Plan – Jennifer Gruschow
  - 1. Matt and Jennifer and Bill Pinckney held a meeting with the Branchport business owners. Many were concerned about parking, growth and public sewers. They discussed gateways coming into the Hamlet. Many of the business owners felt that residents don't support local business. They spoke about creating a shop local campaign
  - 2. They spoke about water access and the possibility of putting boat slips on Sugar Creek. There would then be water access within walking distance to the Hamlet
  - 3. Creating and supporting local events like the farmers market.
  - 4. It was mentioned that it is hard to work with the town in general, which discourages developers from investing in Branchport.
  - 5. Casual dining was suggested as a new business to complement the existing businesses.

6. The group spoke to the DEC about dredging Sugar Creek. Owner of Sugar Creek is in question.
  7. There is a possibility of Trails and Boardwalks' when the Museum is here. Also a possibility of constructing a boardwalk in the wetlands.
  8. The committee would like to have another Public Meeting before the end of November.
- f Planning Board Training – Tom Close
    1. No Report
  - g Planning Board Education – Bob Evans
    1. No Report
  - h Signs – Art Carcone – Chairman
    1. No Report
  - I Windmills – Bill Pringle
    1. No Report
  - J Site Plan Review Recommendation – Bob Evans
    1. No Report
  - K Town Board Liaisons Max Parson and Neil Simmons
    1. No Report

B). NEW BUSINESS

1. The Finger Lakes Museum received a 3 million grant.
2. Questions were raised regarding the land that is being cleared on Central Ave and the purpose of such.

A motion to adjourn the meeting at 9:20 was made by Art Carcone and seconded by Donna Gridley.

Ayes- 6 Nays - 0

Respectfully submitted,

Carol Goebel

## Town of Jerusalem Route 54A Zoning Update Project Budget

### **Phase 2: New Zoning District**

	Total Hours	Total Fee
<b>Review Permitted / Prohibited Uses / Design Intent</b>		
Steering Committee Meeting (budgeted for in Phase 1)	0	\$0
Task One: Revise Use List / Formulate Tables	4	\$380
Task Two: Develop Preliminary District Boundary	24	\$2,280
Task Three: Steering Committee Meeting	4	\$380
<b>Sub-Total</b>	<b>32</b>	<b>\$3,040</b>
<b>Draft District Language</b>		
Task Four: Preliminary Zoning District (with necessary graphics)	48	\$4,560
Task Five: Steering Committee Meeting	4	\$380
Task Six: Revise Zoning Language	12	\$1,140
<b>Sub-Total</b>	<b>64</b>	<b>\$6,080</b>
<b>Community Feedback, District Revisions</b>		
Task Seven: Public Hearing (Including Preparation)	6	\$570
Task Eight: Steering Committee Meeting (Including Preparation)	4	\$380
Task Nine: Code / Boundary Revisions	8	\$760
<b>Sub-Total</b>	<b>18</b>	<b>\$1,710</b>
<b>Expenses</b>		
Mileage/Travel & Misc		200
<b>Expenses: Sub-Total</b>		<b>\$200</b>
<b>Project Total</b>	<b>114</b>	<b>\$11,030</b>

**NOTES:**

1. The district boundary (Task Two) will be prepared in GIS using the parcel shape file provided by the Town.
2. These figures assume the Town will be responsible for administrative needs of this project (such as meeting minutes, arranging meetings, advertising, etc).
3. There are a total of three (3) Steering Committee Meetings included in this budget.
4. There is one (1) Community Meeting included in this budget.
5. The budget does not include SEQRA. The completion of the Environmental Assessment Form or the development of a GEIS is beyond the scope of this budget and would need to be negotiated.