

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
December 1, 2011

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday December 1, 2011 at 7:10pm, the roll was called:

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

Others present, William Francisco, Jim Crevelling, Richard Osgood, Rebecca Sirianni, Daniel R. Long, RA NCARB, Debbie Koop, David English, Annette Toasperm, Melanie Steinberg and Town Board members Max Parson and Neal Simmons

APPROVAL/CORRECTION OF MINUTES

A motion was made by Ed Pinneo to approve the November 3rd Meeting Minutes as amended. Under Planning Board Priorities – Old Business - Art Carcone corrected his vote so there are now Ayes 6 – Nays 0.

The motion was seconded by Art Carcone

Ayes —6 - Nays – 0

Ray Stewart stopped by the Planning Board Meeting to tell them thank you for donating such time for the Town. Ray stated that he had been on the Town Board since 2000.

1. The Planning Board thanked Ray Stewart for his years of service to the Town of Jerusalem.

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

- a Jeanne & William Francisco - Property located at 2101 Lower West Lake, Penn Yan, NY 14527. Tax Parcel #61.53-1-6 Add an addition to existing building.

I. SEQR

1. Dan Long presented the plans for the retaining wall on the property on Lower West Lake Rd. This wall will be the foundation system and the retaining wall for the basement for the addition to the cottage.

2. A negative declaration was noted. Potential for erosion to be mitigated by steep slopes erosion control plan developed by Dan Long, 11-796 dated 07/21/2011 and revised with updated plans 11-796 dated 8/16/2011. Drawing No S-1.1.

A motion was made by Jennifer Gruschow 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 Dan Long RN NCARB dated 11-16-2011 Project # 03-2011. This is contingent on Yates County Soil & Water approval of the plan.

The motion was seconded by Art Carcone.

Ayes – 6 Nays – 0

II. Steep Slopes

1. Dan Long said that a lot of concerns have been brought up concerning the plans for this retaining wall. Dan commented that he had a conversation with Gerald Kernahan.
2. A letter was received by Mr. Francisco from Robert Evans dated 9/13/2011. In this letter Mr. Evans told Mr. Francisco that the Planning Board would not consider his application until approval was obtained from the Yates County Soil & Water District.
3. On September 7, 2011 Rick Ayres sent a list of his concerns for the Francisco site dated 8/16/2011.
4. A letter was received from Dan R. Long dated 11-01-2011 answered several concerns that were brought up by Rick Ayres in a letter dated 09-07-2011.
5. A letter was received from Rick Ayres dated 11-21-2011 with a follow up of concerns that were not yet met.
6. A letter was received from Dan R. Long dated 11-29-2011 that addressed the concerns in the letter from Rick Ayres dated 11-21-2011.
7. A letter was also presented to the Planning Board from Kurt Nagle Consulting and Construction. In this letter dated 11/22/2011 Kurt Nagle listed his suggested construction sequence for the project.
8. All of these letters will be filed with the Francisco project in the Planning Board file at the Town Hall.
9. Bob Evans met with Rick Ayres on 12/1/2011. Rick reviewed the letter from Dan Long on 11/29/2011, which he had only received in an Email, but he still had questions which related back to his letter of 11/21/2011.

A motion was made by Bob Evans to approve the Francisco steep slopes erosion plan developed by Dan Long RN NCARB dated 8/16/2011, subject to final approval from Rick Ayres of Yates County Soil and Water, and 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 Dan Long RN NCARB dated 11/16/2011 is followed.**
- **The project's final approval is subject to receipt of the final approval from Rick Ayres, Yates County Soil and Water. After review of the letter Dan Long sent to Rick Ayers Yates County Soil and water on 11/29/2011.**
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The motion was seconded by Art Carcone

Ayes – 6 Nays – 0

Steep Slopes

B. NEW BUSINESS

- a John Sirianni - Property located at Holly Lane – Lot 4, Private Road off East Bluff Drive, Penn Yan, NY 14527 – Tax Parcel 84.36-1-1.12 Construction of a new family residence.

I. SEQR

1. Richard Osgood presented his plans for construct a new home on Holly Lane – Lot 4. Revised Plans dated 12/1/2011. Application 6-2011.
2. A negative declaration was noted. Potential for erosion to be mitigated by revised steep slopes erosion control plan developed by Richard Osgood, dated 12-1-2011. Project number 6-2011.

A motion was made by Ed Pinneo 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 Richard Osgood dated 12/01/2011- Project # 6-2011.

The motion was seconded by Jennifer Gruschow.

Ayes – 6 Nays – 0

II. Steep Slopes

1. This property has two distinct slopes, the lower portion falls into the 15% category this is the steep slopes application. The top portion is very flat. He has designed the plan for the site for onsite waste water system for soil and water pollution prevention plan.
2. The septic system will be located on the top portion.
3. The plan is for construction will begin in the spring.
4. A complete set of plans have gone to Rick Ayres and Paul Bauter. Mr. Osgood received verbal comments from Rick Ayres regarding the pollution prevention plan. Rick suggested that Mr. Osgood change the geometry of the silt fence and to have a mechanism at the driveway as it connects to Holly Lane, to convey the water from one side to the other.
5. The plans presented to the Planning Board by Richard Osgood reflect revisions to address #4 above and presented to the Board on 12/01/2011.

A motion was made by Bill Pringle to approve the Sirianni steep slopes erosion plan developed by Richard Osgood dated 12/01/2011, Project # 6-2011,with the following stipulations.

- **A pre-construction meeting occurs between the Town of Jerusalem Code Enforcement Officer, Rick Ayers, County Soil and Water and the Engineer.**
- **Final approval by Rick Ayers, Yates County Soil and Water**

The motion was seconded by Art Carcone

Ayes – 6 Nays- 0

A group of committee members from the Hydrofracking Impact Committee were present to answer the questions that were posed by the Planning Board members at their October meeting.

David English presented a list of answers to the member's questions and it is as follows.

David English also presented a copy of McKinney's Town Law # 267-b, and a copy of The Statute requirement, both of these will be filed in the Planning Board file at the Town Hall under Hydro Fracking.

There was a substantial discussion regarding the draft as well as the pros and cons of Hydro Fracking by the Board and all parties present.

At the conclusion of the discussion, The Board reiterated their request that the Town have a Land Use Attorney review the draft regulation and determine its effect on current zoning and future growth.

THE PLANNING BOARD'S PUBLIC BUSINESS

1). COMMITTEE REPORTS:

2). PLANNING BOARD PRIORITIES:

A. OLD BUSINESS

- a Zoning Regulations Review Subcommittee – Mary Coriale – Chairman
 - 1. The committee is going to meet on the 15th of December.
 - 2. Matt is going to meet with us to get a sense of where the committee is at so that he can carry on.
 - 3. The Committee will discuss GIS Survey and how they are going to determine the boundaries.
 - 4. They will go over the set of uses again and give Matt a sense of the aesthetics we would like to see.
 - 5. The committee hopes to have another Public Information workshop the end of February or the beginning of March.

- 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. The committee will resume work on TOJ's Open Space Plan after the first of the year and will be coordinating this work with county wide open space planning.
- d Keuka Lake Watershed Land Use Leadership (Deb Koop – Chairman)
 - a LULA will be hosting another Municipal Training Workshop on March 26th in the YC auditorium. The agenda and speakers are still being decided but will include open space planning.
- e Branchport Hamlet Plan – Jennifer Gruschow
 - 1. The next meeting will be Monday December 19th at the Branchport Fire Hall at 7pm. This will be a public workshop.
- 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
 - 2. Neal Simmons thanked the Planning Board for their efforts over the last few Years. Neal commented that the Planning Board was a very important of our community. Neal said he was first on the

- Town Board back in 1969 when he was on the Board for 4 years.
He said a lot of things have been accomplished since then.
3. The Planning Board thanked Neil Simmons for his years of service to the Town of Jerusalem.

A comment was reported by Bob Evans - that for Steeps Slopes the property be marked. This was a comment from FEMA. FEMA also commented to Diane Caves that the people that worked on the Steep Slopes Law did a very good job because anything that is approved by the Planning Board had no erosion whatever.

B). NEW BUSINESS

a Nomination of officers

1. A motion was made by Bill Pringle and seconded by Mary Coriale to nominate Bob Evans for Chairman

Ayes 6 – Nays 0

2. A motion was made by Bill Pringle and seconded by Ed Pinneo to nominate Mary Coriale for Vice Chairman.

Ayes 6 - Nays 0

A motion to adjourn the meeting at 9:20 was made by Bill Pringle and seconded by Mary Coriale.

Ayes- 6 Nays - 0

Respectfully submitted,

Carol Goebel