

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
May 5, 2011

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday May 5, 2011 at 7:30 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
Present	A. Carcone

Others present, Jerry Kernahan, Debbie Koop, and Town Board member Max Parson.

APPROVAL/CORRECTION OF MINUTES

A motion was made by Donna Gridley to approve the April minutes as submitted.

The motion was seconded by Bill Pringle

Ayes —6 - Nays - 0

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

a. None

B. NEW BUSINESS

- a. Richard and Lynn Dobosz - Property located at 2549 W. Lake Road, Penn Yan, NY 14527. Tax Parcel 61.69-1-22
- b. SEQR

- i. Jerry Kernahan presented plans dated April 18th, 2011 to build a garage on the site, with an addition to the house to be built at a later date. The following items were added to the Plans on May 5, 2011.
1. Rick Ayres comments from a letter dated 4/25/2011 will be taken into account.
 2. Adequate Silt Fence needs to be installed to cover driveway work even if addition is built at a later date.
 3. Add 1' to wall to pick up drainage between garage and wall.
- ii. Richard and Lynn Dobosz have received an area variance to build a garage on the property.

1. A letter was received from the Zoning Board dated April 14th, 2011. The Zoning Board to grant an area variance of 4ft. as requested allowing the set back from the north side yard property line to be 6ft. as measured to the garage roof overhang. This letter is on file at the Town Hall.
- iii. A letter was received by Bob Evans from Richard A. Ayers; CPESC dated April 25, 2011. In this letter Mr. Ayers had two minor comments on the plan. This letter is on file at the Town Hall.
 1. The silt fence starting in the front of the home is no listed on the plan.
 2. The stilt fence should end at the rock on each side.
 3. The incorporation of Yates County Soil and Water recommendations as noted in letter from Rick Ayres dated 4/25/2011*.
 4. The stipulation that the Construction Sequence 1-7 on page 1 of the plans be adhered to.
 5. A pre-construction meeting is held with all involved parties before the work is begun.
 6. Adherence to the addendum to the submitted erosion plan as a result of Planning Board discussion with Gerald N. Kernanhan, PE . Additions to the plan are documented by Gerald N. Kernahan PE as an addendum on the original plan submitted.*

A motion was made by Bill Pringle to approve the SEQR based on the information provided and supporting documentation that this proposal will not result in any significant adverse environmental impacts. The potential for an increase in ground water quantity, erosion and drainage will be mitigated by the Steep Slopes Erosion Control Plan developed by Gerald N. Kernahan, PE dated 4/18/11, Project number 2011-56. Documentation to support the negative declaration is attached and on file in the Town of Jerusalem's Planning Board file.

**The Motion was seconded by Art Carcone.
Ayes – 6 Nays – 0**

- c. Steep Slopes
 - i. A Memo from Gerald N. Kernahan, P.E. dated 4/18/2011. 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 Rick and Lynn Dobosz in the Planning Board file in the Town Office. In this memo Mr. Kernahan made some comments, some of which included.
 1. The Plans have been reviewed and approved by the Yates County Soil and Water Conservation District.

2. A preconstruction meeting will need to take place before the work begins.
3. The owner is responsible for the final product of the project to be in compliance with the steep slopes permit plans.
4. The completed project shall be reviewed by the Yates County soil and Water Conservation District before it is certified by the Engineer.

A motion was made by Mary Coriale to approve the Steep slope Application 1-11 dated 4/18/2011 submitted by Richard and Lynn Dobosz and the Soil Erosion Plan developed by Gerald N. Kernahan, dated 4/18/2011 project # 2011-56 on Lower West Lake Rd contingents on:

- **the incorporation of Yates County Soil and Water recommendations as noted in letter from Rick Ayres dated 4/25/2011*.**
- **The stipulation that the Construction Sequence 1-7 on page 1 of the plans be adhered to.**
- **A pre-construction meeting be held with all involved parties before the work is begun.**
- **adherence to the addendum to the submitted erosion plan as a result of Planning Board discussion with Gerald N. Kernanhan, PE . Additions to the plan are documented by Gerald N. Kernahan PE as an addendum on the original plan submitted.***

***On file in the Town of Jerusalem Planning Board file.**

Note: When the property owners construct the addition in the future, they will follow the Steep Slopes Application Soil Erosion Plan dated 04/18/2011.

**The motion was seconded by Donna Gridley
Ayes – 6 Nays - 0**

THE PLANNING BOARD'S PUBLIC BUSINESS

1). COMMITTEE REPORTS:

2). PLANNING BOARD PRIORITIES:

1. OLD BUSINESS

a. Zoning Regulations review Subcommittee - M Coriale - Chairman–

1. Or last meeting was held on April 25th. This was our first meeting with Matt Ingalls. Matt gave a power point presentation which included.

- i. Project Background
- ii. Process & Schedule
- iii. Zoning Tools & Techniques
- iv. Zoning Diagnosis Process

- v. Existing Code Review
 - vi. Issues
 - vii. Issue Identification - The issues that were identified will be attached to these minutes.
 - viii. Yates County – looking ahead
 - ix. A discussion about the Community Workshop
 - x. Also the next steps.
2. Matt also questioned where we wanted to see growth.
 3. The committee reviewed the Comprehensive Plan Land Use Map, noting that the Hamlet of Branchport is mixed use, Kinney's Corners is zoned B1 and the rest of 54A is Ag Res.
 4. Matt looked at Ag Res zoning which is most of 54A, The purpose of the Ag Res district was to provide for compatibility with agricultural and certain other used. Agricultural uses were considered to be the highest and best use for this district. When Matt reviewed Ag Res he felt that it was inconsistent with the future land use map. The minimum 1 acre lot size will not preserve rural character. Small retail uses is not well defined.
 5. The next meeting of the Ag-Res committee will be held on May 23rd at the Branchport Library from 5pm until 7pm.
 6. The first public meeting will be held at the Keuka College on June 7th at 7pm in the Main Dining Room. Matt Ingalls will be training the committee to facilitate.
 7. A copy of the Power Point Presentation from the April meeting is on file in the Planning Board file at the Town Hall.
- b. Agriculture Protection & Right to Farm. - Donna Gridley- Chairman.
 1. Weekly Branchport Farmers Market: There will be a meeting for the Farmers Market on May 16, 2011at 7pm at the Branchport Library. Donna needs to recruit farmers, set up the bylaws and find someone to be in charge.
 2. Donna is hoping to have the farmers market on Fridays.
- c. TOJ Conservation and Renewable Energies subcommittee (Deb Koop – Chairman & Jim Creveling – Vice Chairman)
 1. The committee met on 19 April.
 2. Jennifer Gruschow & D. Koop attended the April Isaac Walton League meeting. IWL has agreed to be a working partner with the Hamlet Development committee & the Conservation/Renewable Energy committee to give conservation input, especially for Guyanoga Valley & 54A.
 3. Working partnerships have been established with The Finger Lakes Land Trust, The Museum, & the Isaac Walton League.
 4. As the next step in the Open Space Plan the committee is identifying Critical Environment Areas, beginning with the Bluff.

Having CEAs identified and approved may also play an important role in Marcellus Shale drilling and storage issues.

5. The committee decided it is crucial to understand the impacts (positive/negative) to landowners that CEA designation could have, including SEQR process for CEAs. These will be defined prior to releasing any suggested CEAs.
 6. The next meeting is Tuesday, May 17, 5 p.m., Hunt Country Vineyards
- d. Keuka Lake Watershed Land Value Steering (Deb Koop – Chairman)
Keuka Watershed Protection Plan (LULA – Land Use Leadership Assoc.)
1. Koop thanked the TOJ Planning Board for attending the March 28th workshop.
 2. The March 28th Municipal Workshop was well attended. Peter Landre has compiled a list of issues from the break-out sessions. There are common issues between towns.
 3. The committee will be working to:
 - implement Chapter 4 of the Keuka Waters Plan
 - suggest solutions to common issues & work towards similar zoning laws to address those issues.
- e. Branchport Hamlet Plan – Jennifer Gruschow
1. The committee met with Matt Ingalls on May 13th. Matt shared with the committee a summary of his interpretation of the Town's previously written plans including the Comprehensive Plan, the County Wide Land Use Plan, and a Sewer Study conducted for the Keuka Lake Watershed. Much time was spent discussing the Sewer Study and what its intended purpose was. Matt shared that the report did state very clearly that public sewers were recommended for Branchport.
 2. A public meeting will be held sometime in June to get input from the public. No date or time has been set yet.
- f. Planning Board Training – Tom Close
1. No Report
- g. Planning Board Education – Bob Evans
1. No Report
- h. Signs – Art Carcone – Chairman
1. The Planning Members asked the Sign committee to review the proposed sign law and to condense it if possible.
 2. The committee will meet with Elaine sometime in June.
 3. The committee would like a report from the Sign Committee at the July Planning Board Meeting. The report will need to be

presented to the Planning Board 2 weeks before the meeting for review.

- i. Windmills –
 - 1. A meeting was held at the Hunt Club Winery on Thursday April 7th, 2011. Bill Pringle reported that most of the problems were worked through and that there was a consensus among the people at the meeting. There may be one incongruity in what they have agreed upon.
 - 2. Bob Evans indicated to Art Hunt that he will expect the Windmill committee will have a report submitted to the Planning Board members 2 Weeks prior to the June meeting.
 - 3. The report will then be sent to the Town Board
- j. Town Board Liaisons Max Parson and Neil Simmons
 - 1. Max Parson reported that Bob Payne is monitoring fuel cost increases that may result in having to reduce road work this year.
 - 2. Water & Sewer Dept. needs to increase the water flow rate when they flush the hydrants to get the THM under control. They are looking at potential erosion problems.
 - 3. The assessment committee – Butch is going to retire at the end of the month. It needs to be decided if it will be a full or part time job. The job will be present in several newspapers and also on the NY State Website.
 - 4. The Town Board accepted Mary St George resignation from the Assessment Board. Ed Webb was appointed to fill her position.
 - 5. Pat Powers was appointed as Deputy Court Clerk.
 - 6. There will be a Public Meeting on the Sewer Amendment.
 - 7. Town Cleanup day will be Saturday June 11th, from 9am until 3pm.

B). NEW BUSINESS

- 1. Brian and Laura Bond
 - a. It was brought up by Bill Pringle that the wall that was built on the Brian & Laura Bond Property has not been signed off by the engineer.
 - b. John Phillips spoke with the engineer early in the year. The engineer said that he would sign off when the weather broke.
 - c. John Phillips will look into this again. John has not signed off on this project yet.
- 2. Modular housing is now in place.
 - a. The project is signed off by the Code Enforcement Officer.
 - b. There was a concern about the modular homes being kept on 54A when they are delivered.
- 3. Finger Lakes Cultural & Natural History Museum
 - a. Donna Gridley stated that she had gotten an invitation for a presentation by the museum on May 11th. at Keuka State Park.
- 4. Hydro Fracking
 - a. Art Carcone mentioned that he believes that there is a possibility

that we could total ban Hydro Fracking by putting in a Mining Law. It was suggested that LULA would be the one to present a Mining Law.

A motion to adjourn the meeting at 8:55pm was made by Bill Pringle and seconded by Jennifer Gruschow.

Ayes- 6 Nays - 0

Respectfully submitted,

Carol Goebel