

TOWN OF JERUSALEM  
PLANNING BOARD MINUTES  
July 7, 2011

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday July 7, 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, Roger Langren, David Slomovic, Pete Townsend, Nicole Landers, Case Smeech and 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 Art Carcone**

**Ayes —4 - Nays – 0 Abstained - 2**

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. OLD BUSINESS

- a. Nicole Landers – Branchport Farmers Market
  - I. Nicole Landers was present to give us a review of how the Branchport Farmers market went on the first night.
  - II. Nicole felt that the market was very successful; there were approximately 100 people there the first night. There was a thunder storm and a fire call also.
  - III. There were 11 vendors the first night and they have now added 2 more. They also have applications for 2 more.
  - IV. Nicole asked if they would be able to start earlier. She said that they are set for this year, but might think about an earlier time next year.
  - V. Bob Evans stated that he was quite impressed with the market.
- b. David and Lori Slomovic - Property located at 9291 East Bluff Dr. Penn Yan, NY 14527. Tax Parcel 110.33-1-5
  - I. Steep slopes
  - II. SEQR
- c. None

B. NEW BUSINESS

- a. David and Lori Slomovic - Property located at 9291 East Bluff Dr, Penn Yan, NY 14527. Tax Parcel 110.33-1-5
  1. SEQR – approved 7-7-2011
    - a. A negative declaration was noted. Potential for erosion to be mitigated by steep slopes erosion control plan developed by Michael R. Johnson, PE. Dated 6/20/2011, Project number 11-014

**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 potential for erosion to be mitigated by steep slopes erosion control plan developed by Michael R. Johnson, P.E. dated 6/20/2011, Project number 11-014**

**The motion was seconded by Art Carcone**

**Ayes – 6 Nays- 0**

2. Steep Slopes
  - a. David Slomovic presented new plans dated 6/20/2011 Johnson, P.E. to build a retaining wall along the lake. This wall will need to be built before a new residence to be built in the future.
  - b. A letter was received by Mr. Slomovic from the NYS Dept. of Environmental Conservation dated June 17<sup>th</sup>, 2011 stating the dept. regulations for the installation of a boat rail system. They also stated that adequate sediment and erosion controls and that a silt fence shall be installed immediately landward of the mean high water line as show in the plans.
  - c. An Email was received by Mr. Slomovic from Rick Ayers of Yates County Soil and Water. In this memo Rick Ayers stated that he had reviewed the final site plan for the Slomovic project and that all corrections have been made.

**A motion was made by Mary Coriale to approve the David Slomovic Steep Slope erosion plan developed by Michael R. Johnson, P.E. dated 6/20/2011 with the following Stipulations.**

- **A pre-construction meeting occurs between the Town of Jerusalem Code Enforcement Officer, Rick Ayres, county soil and water and the projects local engineer.**
- **All ground disturbance & equipment operation required to**

**construct the walls & ramp area must remain above the 715.3 mean high water line.**

- **Prior to construction the silt fence shall be installed immediately landward of the mean high water line as shown in the above referenced steep slope plan.**

**The motion was seconded by Art Carcone**

**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. The first public meeting was held at the Keuka College on June 7<sup>th</sup> at 7pm in the Main Dining Room. There were about 35 people present.
  2. Matt presented Power Point Presentation and an image review survey. The Survey has been compiled.
  3. The June 29<sup>th</sup> meeting was canceled. Matt Ingalls suggested that we wait until he has analyzed the compiled resident comments from the public meeting which were forwarded to him by Mary Coriale and Carol Goebel.
  4. Once Matt Ingalls has compiled all of the information, he will get back to us and we will set up another meeting to plan for the next Public Meeting.
- 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. Art Carcone gave the report
  2. The committee met on June 21<sup>st</sup>.
  3. As previously agreed, the committee is working to implement the conservation strategies of our TOPJ Comprehensive Plan and the Keuka Watershed Protection Guide (in particular Chapter 4)
  4. The committee is using the Gorham and Thompkin's County Open Space Plans as guidelines for TOJ's open Space Plan.
  5. As previously agreed, the committee is concentrating initial conservation efforts on Bluff Point, Sugar Creek, and Big Gully.

6. Lisa Saether, Bluff Point Association, talked with Andy Zepp, Executive Director of the Finger Lakes Land Trust about coordinating Bluff Point land protection efforts.
  7. The BPA annual meeting is July 16<sup>th</sup>... David Diez, Director of Land Protection for The Finger Lakes Trust, will be speaking
  8. The committee is adopting the 2 mile stretch of 54A from Branchport Hamlet to approximately Kinney's Corners. The committee will be in charge of highway cleanup for 2 years. Dick Smith is in charge of the project.
  9. The committee discussed EPA grant opportunities.
  10. July 26<sup>th</sup> is the TOJ Hydrofracking Forum. All Committee members are encouraged to attend at Keuka College 7-9 pm.
  11. July 19<sup>th</sup> is the next Conservation/Renewable Energies committee meeting
- d. Keuka Lake Watershed Land Use Leadership (Deb Koop – Chairman)
    1. No-Report
  - e. Branchport Hamlet Plan – Jennifer Gruschow
    1. A public meeting was held June 20<sup>th</sup> at 7Pm at the Branchport Fire Hall. There were about 30 people.
    2. There were a lot of good ideas and they are being compiled.
    3. There was a lot of positive reaction from the work shop.
    4. Bob Evans thought it was a very good meeting. Bob noticed that in several of the groups one prominent opinion was the lack of Code Enforcement. Property maintenance was the biggest issue.
    5. The committee will meet again beginning of August.
  - f. Planning Board Training – Tom Close
    1. No Report
  - g. Planning Board Education – Bob Evans
    1. No Report
  - h. Signs – Art Carcone – Chairman
    1. Art will try to meet with John Phillips and Elaine Nesbit within the next couple of weeks.
  - i. Windmills – No Report
  - j. Town Board Liaisons Max Parson and Neil Simmons
    1. Report was given by Max Parson
    2. Neal Simmons is still working on Worker's Compensation.
    3. Butch has been rehired for the 3<sup>rd</sup> time, until we appoint a new assessor – hourly
    4. Max will suggest a plan for assessor – record management.
    5. Max payroll will be left as is or reduced to 599.99

## B). NEW BUSINESS

- a) Finger Lakes Cultural & Natural History Museum - No Report
- b) Site Plan Review Recommendation.
  - a. Bob Evans stated that he felt that David Slomovic was not going

to have his engineer here again. Bob requested that our engineer review the project. Bob was informed that Wayne Ackert is paid by the Water Department. After Bob received an Email from Daryl Jones, Bob feels that the Site Plan Regulations should have the same enclosure of reimbursement of fees as the Steep Slopes Regulations and the Sub Division Regulations.

- b. Bob met with Phil Bailey on July 7<sup>th</sup>, 2011
- c. If an engineer was called to review the project they would be paid by the applicant.
- d. Max Parsons suggested that we look at Larsen Engineering and not Wayne Ackert, because Wayne's expertise is in water projects. Larsen would be paid by the applicant.

**A motion was made by Bob Evans to send a recommendation to the Town Board to add the following verbiage to the Site Plan Review Regulations. This verbiage is included in the Steep Slopes and Sub Division Regulations. The application shall be accompanied by:**

- a) **A fee in an amount to be determined by resolution of the Town Board, and**
- b) **Fees for engineer's and attorney's services in an amount determined by the Town Board sufficient to defray the estimated costs of such services rendered to the town in connection with the application.**

**The applicant shall deposit with the Town Clerk the amount estimated to reimburse the town for such costs. Any amount remaining after payment to the Supervisor for the services rendered shall be returned to the applicant upon final approval or upon withdrawal if the application is withdrawn.**

**The motion was seconded by Mary Coriale**  
**Ayes – 6 Nays - 0**

A motion to adjourn the meeting at 8:40pm was made by Bill and seconded by Art Carcone.

Ayes- 6 Nays - 0

Respectfully submitted,

Carol Goebel