

TOWN OF JERUSALEM
PLANNING BOARD MINUTES
February 2, 2012

Approved

The regular meeting of the Town of Jerusalem Planning Board was called to order by Chairman Bob Evans, on Thursday February 2, 2012 at 7:05pm, the roll was called:

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

Others present, Debbie Koop, Garry Sperrick, Travis Fisher, Peter Gamba, Melanie Steinberg, James Marshall, Lynn Wuytowicz, Jack Goebel and Town Board members Max Parson and Pat Killen

APPROVAL/CORRECTION OF MINUTES

A motion was made by Ed Pinneo to approve the December 1, 2011 Meeting Minutes, as submitted.

The motion was seconded by Art Carcone

Ayes —7 - Nays – 0

THE PLANNING BOARD'S PUBLIC PRESENTATIONS

A. NEW BUSINESS

- a Garry Sperrick - Property located at 2994 Merritt Hill Rd., Penn Yan, NY 14527. Tax Parcel #72.02-1-34.1. Renovate old barn to be used as a Microbrewery.

- I. SEQR

- 1. Garry Sperrick submitted his concept plans to renovate his barn to create a Microbrewery on his property.
 - 2. There was no mail box or house number, so planning board members had a problem finding the property. It was suggested that in the future flags that say you are here should be placed at the location. A flag should also be placed on the road.
 - 3. Mr. Sperrick has had some people out to give him suggestions on the renovation costs. The foundation needs some work and the siding will be replaced with barn wood. The plan is to add onto the foundation and to create cold storage.
 - 4. In the short term Mr. Sperrick would like to sell fresh fruits, cider and grape juice in order to get some income coming in.

5. Mr. Sperrick would like to create a family friendly atmosphere. The board felt that this project would improve the area. It was noted that this project reflects the town's comprehensive plan. The board had several questions for Mr. Sperrick.
 - a. The dirt that is removed from the basement will be used to create a level parking area. A neighbor will do a lot of drainage work for the driveway. There should be only downward directional lighting to limit neighborhood impact.
 - b. Signage for will adhere to town zoning. Mr. Sperrick would like to have two signs on 54A, one from each direction.
 - c. Mr. Sperrick pointed out that Travis Fisher, who has been doing home brewing for 10 years will be working with him.
 - d. Mr. Sperrick as checked with 5 local neighbors and all of them are in support of the project. He has not heard from neighbors on Coates Rd yet.
 - e. In the future Mr. Sperrick would like to plant hops on some of his vacant property.
 - f. It was suggested that Mr. Sperrick review his open times and close before 8pm to limit impact on neighbors.
 - g. Traffic patterns and health regulations need to be reviewed. Regulations for family friendly establishments need to be looked into.
 - h. Mr. Sperrick needs to have a better diagram of the project site plan when he goes before the zoning board.

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 such things as noise levels, traffic patterns and the neighborhood, but be mitigated by the owner's concept plans to keep the establishment family and neighborly friendly. The motion was seconded by Ed Pinneo.

Ayes – 7 Nays – 0

2. Site Plan

A motion was made by Jennifer Gruschow to approve the Sperrick Special Use Site Plan application #995 dated 11/13/2012 with the following stipulations.

- **All lighting be consistent downward lighting**
- **Signage be consistent with town code.**
- **Siding done to fit in with character of the neighborhood.**
- **Parking area to be well lighted.**
- **Not to be open after 7pm.**

The motion was seconded by Ed Pinneo

Ayes – 7 Nays – 0

OLD BUSINESS

- a. Peter Gamba - Zoning Ordinance
 - a. Daryl Jones sent the questions that the planning board had on the Local Law for Town of Jerusalem Zoning Ordinance to the Association of Towns in Albany. Three of the questions were answered.) The Hydrofracking Zoning Ordinance Committee got together and answered all 18 questions. The members of the planning board received these just before there meeting.
 - b. The Zoning ordinance draft was updated and all the questions were taken into account. The section 160-43, special use new section was removed. Daryl gave a copy of this updated version of the Local Law for Town of Jerusalem Zoning Ordinance to all members of the Planning Board the day of the meeting. The date of this version is 02/01/2012.
 - c. Mary Coriale commented that she still had a concern that anything that was not specifically listed as allowed in our zoning is prohibited.
 - d. Peter Gamba gave the Planning Board members his phone # and asked them if they had questions to call him. He also said he would send an Email to members listing the changes that had been made in the revision.
 - e. James Marshall gave Bob Evans a memo on other towns that are looking into Hydrofracking. He will review this and pass onto the other members of the board.

THE PLANNING BOARD'S PUBLIC BUSINESS

1). OLD BUSINESS

A. Committee Reports

- a. Zoning Regulations Review Subcommittee – Mary Coriale – Chairman
 - i. The committee met on December 19th with Matt Ingalls to review the suggestions for his proposal. Matt is working on the draft for the zoning for 54A.
 - ii. Our next meeting will be either the 29th of February on the 1st of March
- b. Agriculture Protection & Right to Farm – Donna Gridley-Chairman
 - I. The committee had their first meeting

- II. They looked at some right to farms laws from 3 or 4 other townships and began a draft
 - III. They will meet again in February.
 - IV. The farmers market is doing well.
 - V. Donna attended the 2020 vision for Yates County. She felt that it was more about Penn Yan.
 - c. TOJ Conservation and Renewable Energies subcommittee (Deb Koop – Chairman & Jim Creveling – Vice Chairman)
 - i. The Conservation & Renewable Energy subcommittee has resumed monthly meetings.
 - ii. Currently, funding for Open Space Plans appears to have been eliminated.
 - iii. The committee decided to work on Trails since RFPs for Trail grants will be available in early summer.
 - iv. The committee has offered help to the Finger Lakes Museum for the Guyanoga Valley trail plans and will be working with other subcommittees, the Finger Lakes Trail system & the Finger Lakes Land Trust.
 - d. Keuka Lake Watershed Land Use Leadership (Deb Koop – Chairman)
 - i. LULA (Keuka Watershed Protection, Land Use Leadership Assoc.)
 - ii. LULA is hosting a March 26th training workshop. Municipal training credits are available. The final agenda will be emailed to everyone.
 - e. Branchport Hamlet Plan – Jennifer Gruschow
 - I. Should have a completed plan for Matt Ingalls by Friday February 3rd. This will first be submitted to the committee.
 - II. The committee will be meeting at the library on February 8th at 9am. This will probably be the committees last meeting.
 - III. Final public workshop will be on February 29th from at the town hall from 7pm until 9pm.
 - IV. Jennifer needs to ask the Town Board what their plans are for this project. If this plan is adopted there will need to be a SEQR. If Matt is still onboard he will write the SEQR.
 - V. Donna asked about future grants that the town could apply for. Jennifer will look into this.
 - f. Planning Board Training – Tom Close
 - I. No Report
 - g. Planning Board Education – Bob Evans
 - I. No Report
 - h. Signs – Art Carcone – Chairman
 - I. No Report
- I Windmills – Bill Pringle
 - I. A lot of time was spent on the regulations for Wind Mills.
 - II. Max said that Yates County Planning Board had suggested 3 changes to the regulations. Daryl sent these changes to Phil Bailey.
 - III. These regulations should be passed by the Town Board in February.

- J Site Plan Review Recommendation – Bob Evans
 - I. Ed Pinneo said he had contacted Phil Bailey and asked him if we need to revise the local law if we made one change to the steep slopes law. Phil's answer was yes. He said we would be okay if we just added something to the application.
 - II. Bob Evans asked Jennifer for a copy of the Town of Rushville Regulations for Steep Slopes.
- K Town Board Liaisons – Max Parson & Pat Killen
 - 1. Max Parson thanked the Planning Board for their efforts over the last few Years. Max said he had enjoyed working with the Planning Board.
 - 2. Planning Board thanked Max Parson for his years of service to the Town of Jerusalem. They told him it had been a pleasure working with him.
 - 3. Pat Killen introduced himself and gave the board some background on his time in Jerusalem.
 - 4. Pat Killen and Mike Steppe will be the new Town Board Liaisons to the Planning Board.
- L. Fencing Laws – Pat Killen - Chairman
 - i. Asked to draw up fencing regulations.
 - ii. Pat has received a copy of the Town of Milo fencing regulations which as 11 pages, he would like to condense it. Pat has also looked at Victor and Penn Yan regulations.

Donna Gridley made a motion to add to the Steep Slopes application a section that would clarify that the steep slopes area should be marked so that the specific area is positively identified. This should be done at least 1 week before the planning/zoning board meetings.

The Motion was seconded by Bill Pringle

Ayes – 7 Nays - 0

B). NEW BUSINESS

- a The Planning Board approves of moving the New Business before Old Business under Public Presentations.
- b Bob Evans gave all of the members a memo about the Land Use in the Watershed training March 26th, 2012
- c Art Carcone was reappointed to the Planning Board.
- d Bill Pringle commented that the building by the Library is down and it looks much better.
- e Houseboats
 - 1. The Planning Board received a copy of the KWIC Subcommittee report on Docks and Moorings Findings and Recommendations.

2. The Houseboat discussion is way behind schedule.
3. Bob Evans suggested that we expedite the movement of this as the Planning Board is reviewing it for the first time.

A motion was made by Bob Evans that the Houseboat consideration as represented in the KWIC subcommittee findings be turned over to Phil Bailey to be put in regulation form.

The motion was seconded by Art Carcone

Ayes – 7 Nays - 0

Mary Coriale commented that it is great to see that the General Zoning Code for the Town is now on the Jerusalem Town Web Page. It would be great if the members of Town Boards could use the town wireless router during Town meetings.

A motion to adjourn the meeting at 8:45 was made by Ed Pinneo and seconded by Jennifer Gruschow.

Ayes- 7 Nays - 0

Respectfully submitted,

Carol Goebel